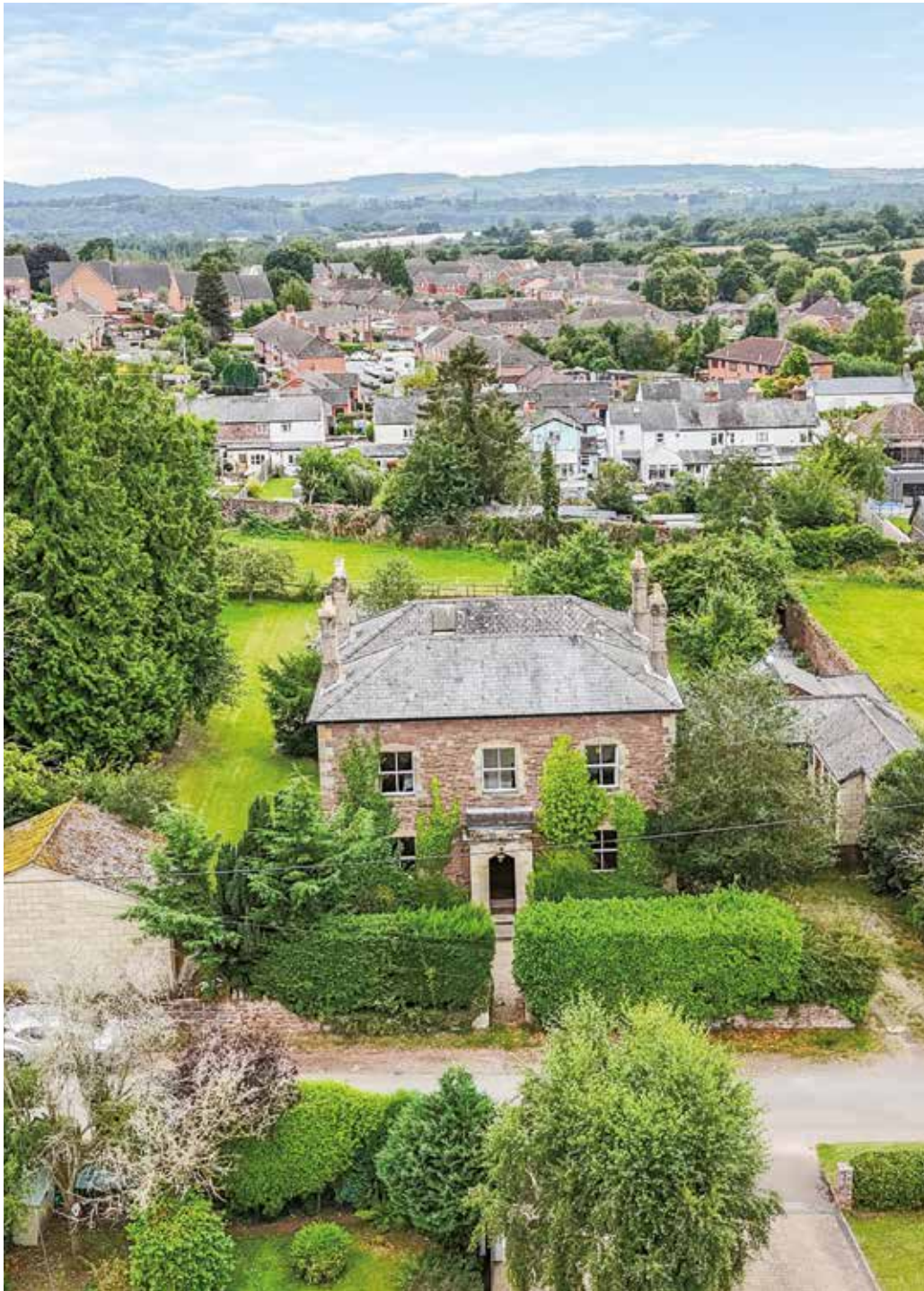




Fern Bank
Fernbank Road | Ross-on-Wye | Herefordshire | HR9 5PP

FINE & COUNTRY





- Grand period detached six-bed house
- Land includes development potential
- Renovation project to create dream home

Nestled in the stunning landscape on the edge of the busy character market town of Ross-on-Wye stands Fern Bank. This handsome and historic home offers development potential within its 1.7 acre plot and the chance to renovate the main house into the rural retreat of your dreams.

The house has been owned and much-loved by generations of the same family for over 120 years, bursting with happy memories and connections to local history, Fern Bank now offers the chance to become a wonderful home for the next family to enjoy.

Now the house offers a new owner six bedrooms across two upper floors, two substantial reception rooms, kitchen, utility room, cloakroom and bathroom with the exciting chance to modernise and update it to create a dream home for generations to come.

Outside there is ample parking, a garage, a workshop and stables that could be converted subject to planning permission, a kitchen garden to support a smallholding endeavour, and a pony paddock.

The peaceful and private plot is a sizable 1.73 acres and could offer extra potential to be sectioned off to create four to five new dwellings, subject to planning consent. An initial pre-application has been submitted by the current owner and drawings can be made available upon request.

The picturesque and enchanting market town of Ross-on-Wye is truly an exceptional place to call home and the centre is easily walkable from Fern Bank, as are the beautiful and ancient Chase Woods.

The historic location offers a unique collection of character buildings nestled into a gentle hillside above the Wye Valley.

The thriving town offers boutique hotels, independent shops, cafes and restaurants as well as a number of national brands, plus all the everyday amenities and facilities the community requires, from doctor and dentist to schools and sports clubs.

Located close to the border of Wales and England, Ross is found in the heart of the Wye Valley National Landscape, one of the UK's most beautiful landscapes. The town is the perfect place from which to explore this stunning area of river valley, hills, woodland and fields on foot, bike or horse.

Surrounded by scenery that is truly breathtaking, nature is calling you outside to indulge in a lifestyle of fresh air and captivating scenery, and from this much-loved home you can easily answer it.

Water-based activities on the famous river can tempt you too, as well as easy access via the M50 to the M5 and Birmingham to the north, Gloucester to the east and the M4, South Wales and Bristol to the south - all offering train stations on the UK's mainline.





STEP INSIDE

Fern Bank

Step inside this handsome house and it instantly wraps you in history and character. The robust front door nestled into the impressive stone porch slowly opens to reveal an entrance hall flooded with light.

It's the first of a myriad of charming features to find within the welcoming spaces inside this much-loved home and, combined with the opportunity to update the interiors to suit a new owner's lifestyle needs and personal style, the house is a renovation and restoration gem.

Fireplaces, picture rails, panelled internal doors, sash windows with shutters, floorboards worth sanding maybe hiding under the carpets are all waiting to be discovered, admired and cherished, with maybe the addition of a log burner in one of the reception rooms to make a cosy winter space.

Off the central hallway the layout is allocated to reception rooms on one side and kitchen, utility and cloakroom on the other.

Wander into the front room on the left and a comfortable living room greets you with oodles of light and a substantial space. This inviting room effortlessly persuades you to linger and get comfy in an embracing armchair by the fire or sofa to chat to family and friends long into the evening.

The room expands via a large archway into a supplementary space that would make a perfect home office, with the desk tucked under the window to provide absorbing garden views that will happily distract you from every deadline.

There's a door in the corner of this room that leads to another sizable space - a lounge diner that stretches along the back wall of the house and provides direct access into the garden.

It's another welcoming social space that can happily host formal dinner parties and relaxed family meals, but it also underlines the versatility of this property; when a new owner embarks on a renovation project the layout can be reconfigured and the spaces allocated functions that suit their needs and desired lifestyle.

Past a handy utility room with access to the garden and a cloakroom and the flow of the house lead you back to the central hall and into the kitchen at the front of the property. Again, it's a space that offers the exciting chance to update and finesse to create a dream kitchen diner, and has a door out to the stables via a side porch.

As with each room in this impressive house the period sash windows frame the stunning scenery perfectly - a constant reminder of the beautiful landscape within which this much-loved home nestles.

Below the ground floor is a bonus cellar that is surely a perfect place to create a games room and home cinema to make the neighbours jealous.

Above the ground floor, and up that wonderful staircase, are two upper floors boasting six bedrooms and a family bathroom plus areas and extra spaces that offer the adjacent bedrooms the chance to be improved - maybe with an ensuite, a dressing room, or even both.

















STEP OUTSIDE

Fern Bank

Step outside into the substantial and mature garden of towering trees, immaculate lawns and mature shrubs and bushes. In total the surrounding grounds stretch to about 1.73 acres and the potential for its future is as enticing as the peace, privacy and mesmerising views that envelope this handsome home.

The land that wraps itself around the house offers a myriad of places to relax in a garden chair with a good book, enjoy alfresco dining in the fresh country air and entertain family and friends from dawn to dusk and into the night under a blanket of dark sky and stars.

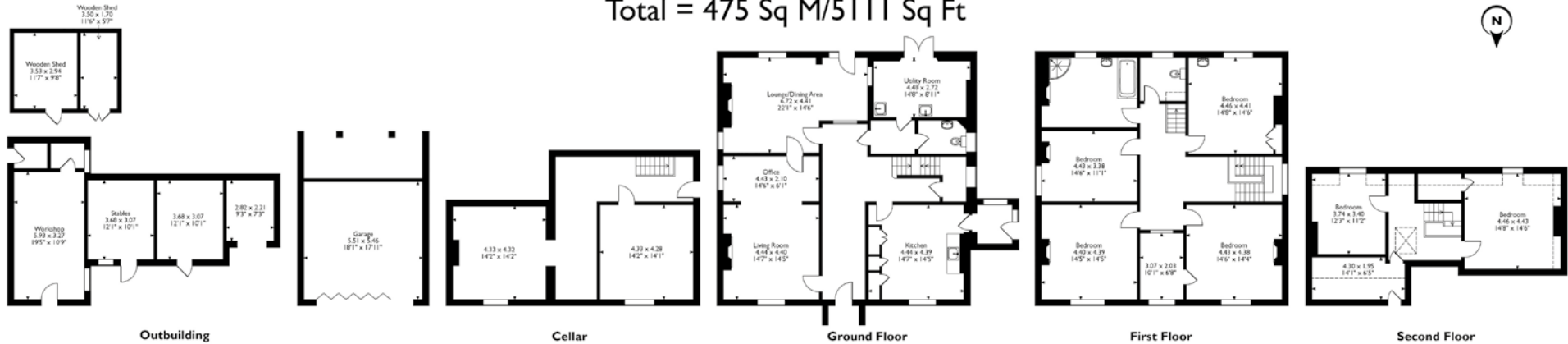
There's plenty of parking for multiple vehicles and guests as well as garages and stables, plus a number of outbuildings including a workshop, and stables that shout potential which, with planning consent, could become an annexe or holiday let.

The flat land immediately behind the house already has a substantial area which in the past was allocated to a market garden, and which has the potential to provide a generous amount of produce for the household.

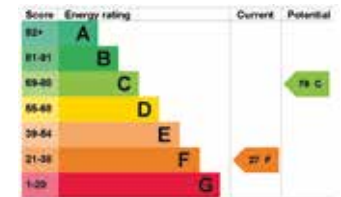
There's ample space to keep chickens and animals, including a paddock to one side of the house where happy horses frolick freely. But it's the remainder of the land that is arguably the most exciting aspect of the outside space, due to its obvious development potential. Once the house has been allocated a garden, paddock and smallholding area, the remaining land could be ear-marked for the creation of four to five new homes, subject to planning permission. The current owner of Fern Bank has submitted an initial preapplication to progress the development potential and drawings can be made available upon request.



Approximate Gross Internal Area
 Main House = 363 Sq M/3906 Sq Ft
 Garage = 41 Sq M/441 Sq Ft
 Outbuilding = 71 Sq M/764 Sq Ft
 Total = 475 Sq M/5111 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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