



Stoneway House
Leys Hill | Ross-on-Wye | Herefordshire | HR9 5QU

FINE & COUNTRY

Stoneway House

Stoneway House is a charming, whitewashed stone cottage situated in a commanding position, offering breathtaking views across the Wye Valley as it follows the curve of the River Wye. The property features four bedrooms, two bathrooms, two reception rooms, a study, and a conservatory. Outside, the house is surrounded by nearly an acre of beautifully landscaped gardens, which include a heated swimming pool and a double garage with an attached home office, all with an enviable view. Whether you're seeking a serene retreat or a picturesque setting for entertaining, Stoneway House provides an idyllic sanctuary to call home. An additional acre of land is available by separate negotiation. Also by separate negotiation are fishing rights for the River Monnow.

Nestled in the picturesque landscapes of Herefordshire, the charming villages of Goodrich, Bishopswood, and Walford, along with the bustling market town of Ross-on-Wye, form a delightful tapestry of rural England. Bishopswood, with its tranquil woodlands and serene riverside, provides an idyllic escape for nature lovers and walkers alike. Stoneway House is a short distance from The Inn on The Wye pub and restaurant. Goodrich, renowned for its stunning medieval castle, offers a glimpse into the past with its well-preserved ruins and panoramic views of the River Wye. Goodrich is also home to a primary school, St Giles Church, tennis club, The Hostelrie and Cross Keys Inn. Meanwhile, Ross-on-Wye, perched on a hill overlooking the river, is famed for its charming streets lined with independent shops, cosy cafes, and a vibrant market scene. Together, these communities embody the rich heritage and natural beauty that make this corner of Herefordshire so desirable.



STEP INSIDE

Stoneway House

Step inside Stoneway House and be immediately captivated by a picture window that frames a spectacular, far-reaching view across the garden towards the River Wye and beyond. This breathtaking scenery is a recurring theme throughout the property. Just off the entrance hall, there is a cloakroom. Doors lead to a generous sitting room featuring a fireplace and French doors that open out to the garden. At the rear of the sitting room, you'll find a cosy study area. The dining room, complete with a Jotul stove housed within an attractive stone fireplace, offers a perfect space for family meals.

The fitted kitchen, with oak-fronted cabinets, is split into two levels: the upper level for cooking and a lower level with ample space for a breakfast table. The kitchen itself boasts integrated appliances such as a dishwasher and fridge freezer, along with a Franke sink and space for a range-style cooker. Adjacent to the kitchen is a practical utility room with an external door opening to the front aspect.

Completing the ground floor is a conservatory. Stepping inside, surrounded by glass, the view is truly breathtaking.

The first floor is a cacophony of character features including polished pine floorboards, ornate fireplaces, and additional picture windows. The principal bedroom has an en-suite bathroom, complemented by two further double bedrooms, a single bedroom that could also serve as a study, and a family bathroom.















STEP OUTSIDE

Stoneway House

As you climb Leys Hill to approach the property, the anticipation builds because the higher the elevation, the better the view. Descend the driveway through the gated entrance into the off-road parking and turning area in front of the double garage. Behind the garage is a spacious room, ideal for a home office or games room. There could be potential to convert the garage and office into ancillary or holiday accommodation, subject to necessary planning consents. Steps lead down to Stoneway House and around into the garden.

The extensive gardens and grounds surrounding the property amount to approximately three-quarters of an acre. The gardens are tiered, with the jewel in the crown being a heated swimming pool surrounded by a bamboo screen for privacy. A decked terrace on the top tier makes for a great entertaining space. Step down onto the lawned garden and barbecue area where hours can be spent enjoying the truly spectacular view across the countryside, following the curve of the River Wye. The gardens are a haven for flora and fauna.

Agents Note:

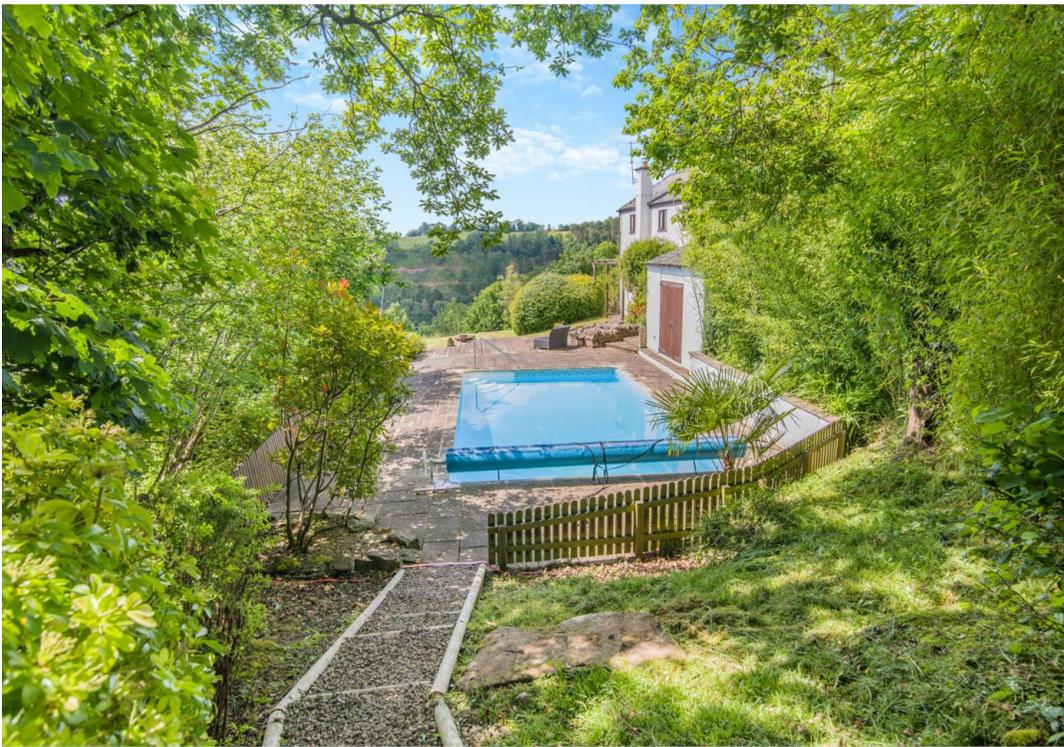
An additional acre of land, 100m away, with existing concrete base and planning permission for a stable block is available by separate negotiation.

Fishing rights (River Monnow) are available by separate negotiation..

LOCATION

From Ross-on-Wye take the B4234 down to Kerne Bridge, drive past the Inn on The Wye public house and turn left shortly after up Leys Hill. Proceed up the hill and Sat Nav will likely suggest you have reached your destination. You need to keep going until you see the name of the property on the right.





SELLER INSIGHT

"I'd say it was a fortunate stroke of serendipity that brought us and this exceptional property together, says the owner. Back in 1999 we'd agreed the purchase of a house in Malvern, which in the end fell through. On our journey back to Oxford we decided to take a break from driving and stopped off for a cup of coffee, and it was during that pit stop that we noticed the details for Stoneway House in an estate agent's window. It immediately captured our hearts, but sadly it was already sold subject to contract. However, we thought there'd be no harm in registering our interest, just in case. Lo and behold, only three days later we received a call to say the sale had fallen through, and the rest, as they say

The house sits in an Area of Outstanding Natural Beauty, and from our vantage point that beauty is plain to see from the moment we wake to time when the sun slowly disappears from view in the evening. It's a stunning setting, and we've relished the calm and relaxing nature of the place. It's so peaceful here the hot air balloons are the noisiest traffic to very occasionally pass by and when we're sitting by the pool in the sunshine, we could be forgiven for thinking we're in deepest Provence; it's like being on a permanent holiday! It's an idyllic setting, no doubt about that, but it's not a place where we've ever felt isolated. We can be shopping in either Ross-on-Wye or Monmouth in around fifteen minutes, we're not too far from the motorway network, and for anyone with young children, there are some decent schools in the local area.

In terms of the house itself, it was in need of some TLC when we moved here, and over time we've made lots of improvements in order to make it comfortable for modern living, but it still has the abundance of character and charm that captured our imaginations all those years ago. Each of the rooms is nicely proportioned and the majority overlook those amazing views, so even when it's cold and miserable outside we always feel very connected to our surroundings.

One of the features I've really enjoyed having is the office, which is attached to the double garage. Having the ability to work from home has been a huge plus; I've certainly never had any complaints about my daily commute! However, it also has the potential to be converted. It's connected to all of the utilities so subject to planning it could be transformed into a granny annex, a little holiday let I'd say the possibilities are endless.

Stoneway House has been a very special place to call home. It's a warm and welcoming house oozing with character, but what sets it apart is this magical setting. We have found it so relaxing and rejuvenating here, on a summer's evening sitting on the poolside deck enjoying a glass of wine taking-in the cool, clean air and soaking up the unspoilt vista of the Wye Valley below and around us. On rare occasions our reverie has been broken - by the muted roar - not of a Welsh dragon - but from a hot-air balloon floating gently overhead."



Stoneway House, Walford, Ross-on-Wye

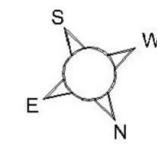
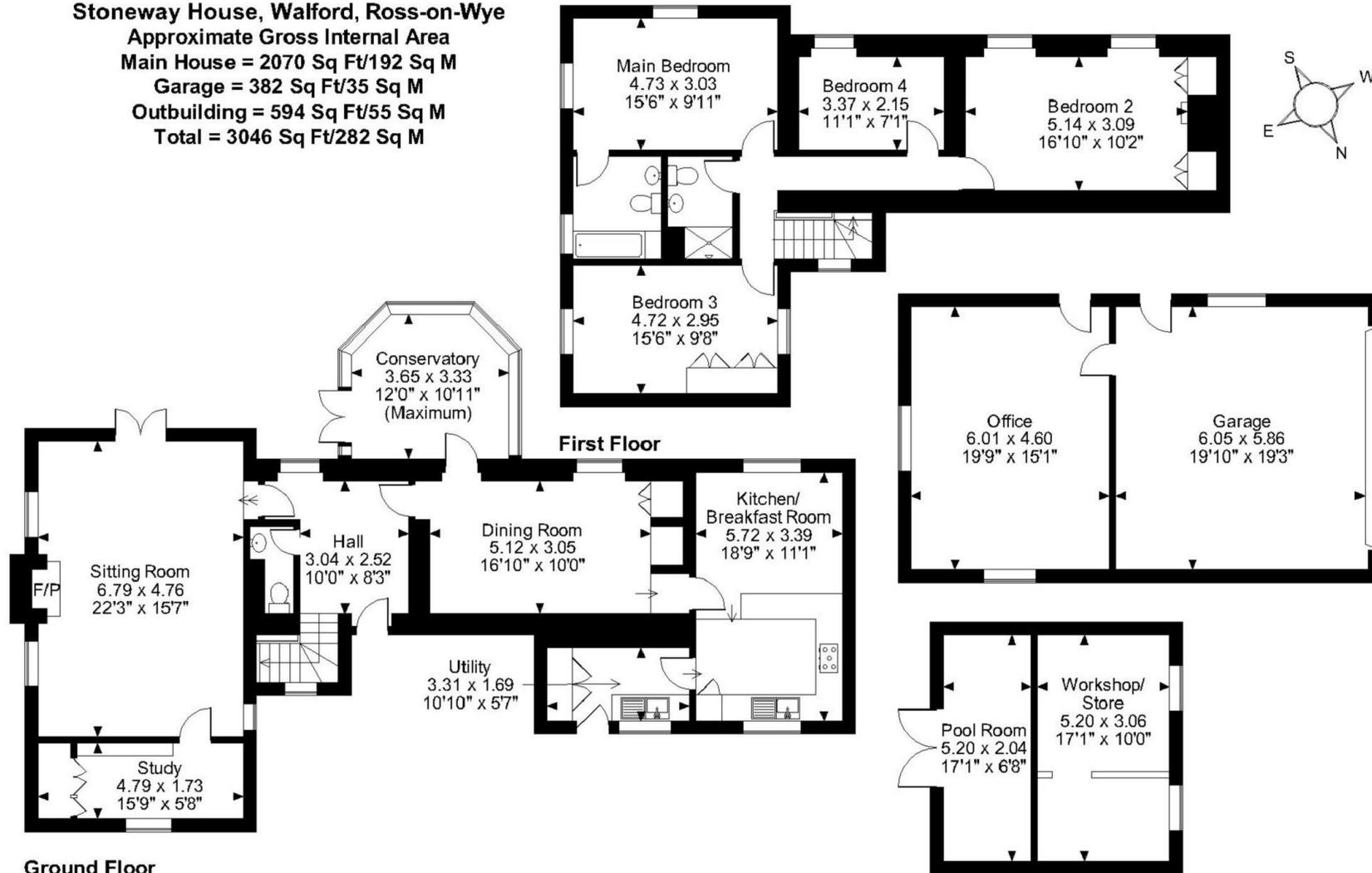
Approximate Gross Internal Area

Main House = 2070 Sq Ft/192 Sq M

Garage = 382 Sq Ft/35 Sq M

Outbuilding = 594 Sq Ft/55 Sq M

Total = 3046 Sq Ft/282 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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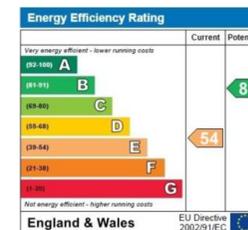
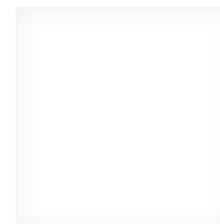


Postcode: HR9 5QU | Tenure: Freehold | Tax Band: E | Authority: Herefordshire Council | Heating: Oil | Drainage: Private

Scan the QR code for more information about this property:

Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.

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