



Tumbletree Lodge  
Old Wharf Lane | Whitchurch | Ross-on-Wye | Herefordshire | HR9 6BZ

 **FINE & COUNTRY**

# INTRODUCTION

## Tumbletree Lodge

Tucked away down a quiet lane, just a few minutes drive from the iconic Symonds Yat, this sleek, modern home built in the mid 1990's offers exceptionally versatile living space, with well presented accommodation, generous grounds and beautiful views over stunning countryside.

### PROPERTY INTRODUCTION

This uniquely designed property boasts exceptionally generous living accommodation, with a versatile layout allowing for a range of living options to suit all needs.

The property is in fantastic condition, with a modern finish and a host of wonderful features, from the well appointed kitchen, to the mezzanine area overlooking the main lounge.

As part of the modernisation of the property, a ground source heat pump has been installed. The system benefits from Renewable Heat Incentive (RHI) payments, which are in place until the end of 2027 and currently generate just under £1,500 per quarter. The heat pump also supports underfloor heating throughout the property, both upstairs and downstairs, ensuring consistent comfort and energy efficiency across all living spaces.

There are up to 5 or 6 bedrooms, depending on how the layout is utilised, with options for ground floor bedrooms if required.

The grounds include a beautiful expanse of lawn, orchards, outbuildings, vegetable plots, a detached garage with studio above and direct access to the River Wye.

Situated in Whitchurch, and within a stones throw from the renowned Symonds Yat, there are ample opportunities to enjoy the stunning nature of the Wye Valley, from canoeing to fishing to numerous hiking trails.

The local area also offers wonderful amenities, with a well-regarded primary school, a village shop, a dental surgery and several pubs and restaurants all within walking distance, as well as bus services to Monmouth and Ross on Wye, which are roughly equidistant from the property.

### STEP INSIDE

Stepping in through the front door, you are greeted by a welcoming entrance hallway, giving access to a ground floor cloak room with W.C and wash basin and a staircase to the first floor with storage cupboard beneath.

Leading straight ahead, glazed double doors bring you into a beautiful living room, with part vaulted ceiling and a mezzanine area overlooking above. There is a woodburning stove to one corner with a brick surround and bifold glazed doors leading into a wonderful sun room overlooking the gardens.

There is a beautiful ground floor bedroom suite with high vaulted ceiling, dual aspect windows overlooking the gardens, and a very well appointed modern en-suite shower room.

The kitchen is modern and well designed, with ample worksurfaces and storage units, black granite worktops, a range of integrated appliances, space for a breakfast table and a door leading outside to the rear.

Further down the hallway, you will find three additional rooms, each of which offer potential for bedroom use if required. The furthest and largest of these rooms is currently used as a formal dining room, with double doors leading outside and a storage cupboard to the corner. The other two rooms are used as a reading room and a hobbies/craft room respectively.







# SELLER INSIGHT

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“ When we bought Tumbletree Lodge in 2001, we had a clear and rather demanding wish list. Our work meant we travelled extensively, both in the UK and abroad, so location was paramount: easy access to motorways and airports, without sacrificing peace and privacy. We also wanted a home that was modern and low-maintenance, yet full of warmth and character. From the moment we first walked through the door, we knew we had found it.

The house immediately stood out for its sense of space, abundant natural light in every room, and a wonderfully welcoming atmosphere. Underfloor heating, generous proportions, and a sunny, largely south-facing garden with direct river access made it feel both comfortable and special. Over the years, we have continued to enhance the property, carefully improving both the house and gardens to make the most of its setting and lifestyle.

We have loved creating spaces for entertaining friends and family, from relaxed Sunday brunches to memorable summer gatherings. The riverside deck, with its bespoke stainless steel gas barbecue and views across the water, has been a particular joy, as have quiet moments under the weeping willow or in a hammock strung between the alder trees. The orchard, kitchen garden, greenhouse, and potting shed have brought the pleasure of growing and harvesting our own fruit and vegetables, while the private mooring has allowed us to launch a dinghy and enjoy picnics on the river or trips to nearby riverside pubs.

Inside, the house has evolved with us. A major ground floor modernisation in 2020 transformed the kitchen into a highly functional yet elegant space, and the installation of a ground source heat pump, wood-burning stove, and thoughtful storage solutions have made the house both efficient and comfortable. Despite its generous proportions, Tumbletree Lodge remains a warm, welcoming home. For more than 25 wonderful years, this place has given us everything we hoped for and more: space and peace combine with connectivity to provide a truly exceptional quality of life.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





To the first floor, there is a large open landing area which branches off in two directions, with built in storage to the eaves space and a storage cupboard-boiler room.

Turning right at the top of the stairs you head towards the wonderful mezzanine area that overlooks the living room, ideal as a cosy reading space, and benefitting from additional built in storage.

Adjacent to the mezzanine room is a family shower room, with double width shower cubicle, W.C, wash basin and heated towel rail.

There are two bedrooms to the first floor, the largest of which is particularly generous in size, with a large walk in dressing room to the far end, Velux windows to rear aspect and storage access in the eaves. The second bedroom is currently in use as a home office.









# STEP OUTSIDE

## Tumbletree Lodge

Set within a generous plot of well over an acre, the grounds of Tumbletree Lodge benefit from a beautiful riverside location, and a sense of privacy and seclusion.

A driveway leads to the front of the property, where ample parking can be found, alongside access to a detached double garage, featuring electric roller doors and a studio room above, ideal for a home office or simply additional storage space.

There is a large expanse of flat lawn to the front of the house overlooking the beautiful village church opposite, with a well established orchard to one end. To the far end you will find a gate which leads you to river frontage where there is a private mooring with steps to launch a canoe or dinghy. Fishing rights are owned by a nearby fishing club and tickets can easily be purchased.

To the far corner of the garden is a raised decking area, offering a wonderful space to sit and enjoy the beautiful views across the river towards the Doward and surrounding countryside. The decking has built-in seating and plenty of space for garden furniture, and a large custom-made, built-in gas barbecue comprising five burners that can also be used as double oven and rotisserie, as well as a separate grill/teppanyaki with single side gas burner.

To the rear of the house is an area with raised beds, a potting shed and a greenhouse, with a separate enclosed area for a dog kennel to the rear of the garage.

**DIRECTIONS W3W**  
assess.toxic.quintet

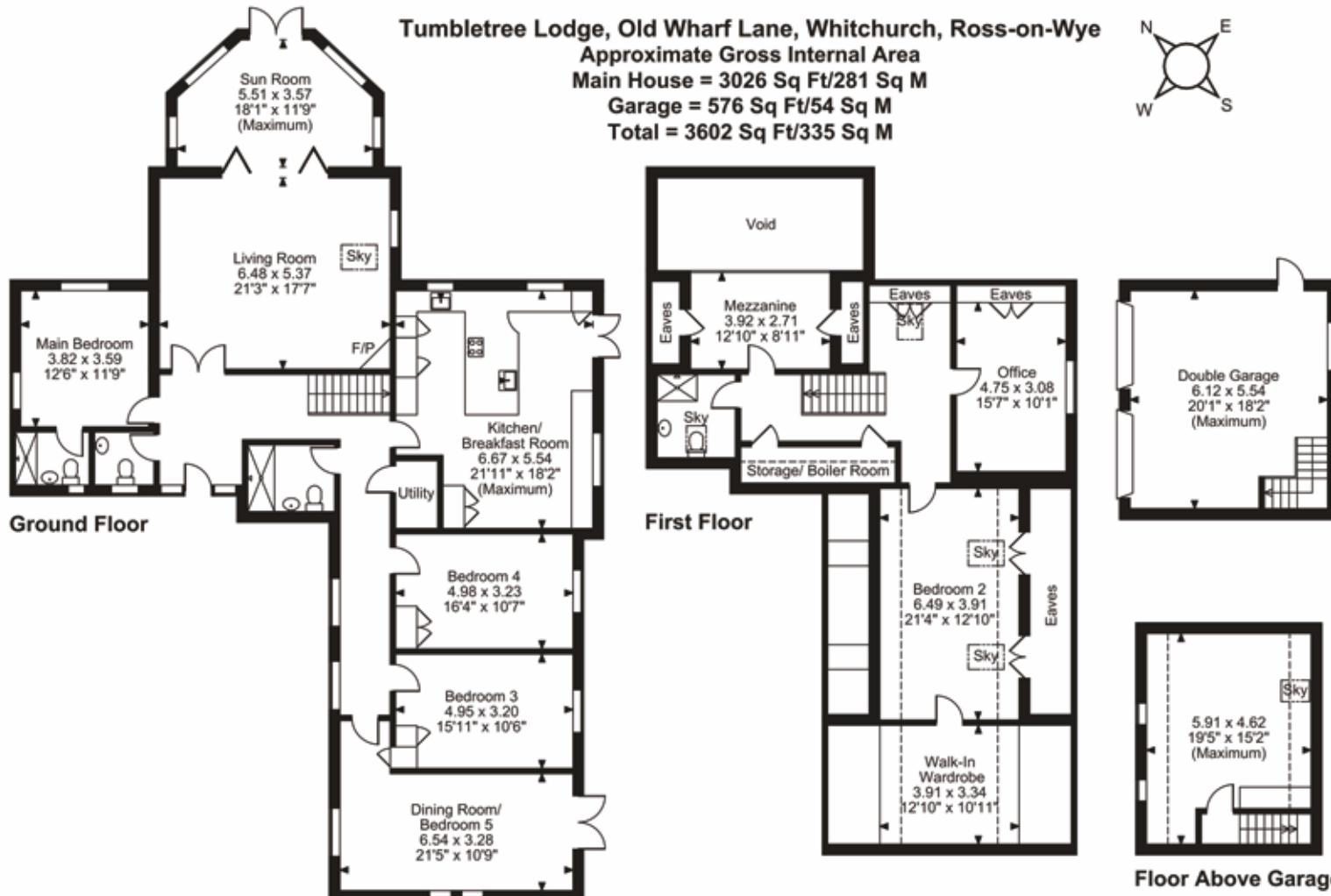
**Agent's Note:**

The property has previously flooded; however, the vendors advise that upgraded defences are now in place, providing 1 in 100 year protection. The property is insured with FloodRe offering cover with no flood excess. Interested parties are encouraged to contact the agent for further information.









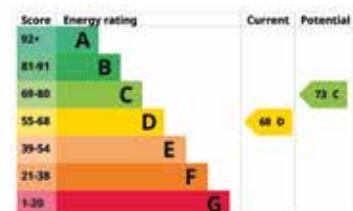
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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Council Tax Band: G  
Tenure: Freehold



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