



PONTSHILL ROSS-ON-WYE, HEREFORDSHIRE, HR9 5TH

EXCESS OF £1,500,000

FREEHOLD



# PONTSHILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5TH

A beautifully presented detached Grade II listed property with spacious accommodation and useful outbuildings set in about 9.13 acres of gardens.

## PONTSHILL

### Main House

Entrance hall ♦ sitting room ♦ drawing room ♦ snug ♦ kitchen/breakfast room ♦ conference room ♦ workshops ♦ cellars ♦ store rooms ♦ 10 bedrooms (9 en suite)

### The Stables

Kitchen/dining room ♦ 11 en suite bedrooms

### The Coach House

Offices ♦ meeting rooms ♦ tack room ♦ toilet block

### Outside

Parking ♦ gardens ♦ grounds ♦ woodlands and paddocks about 9.13 acres

Available by separate negotiation

### Millbrook House

Meeting room ♦ studio with mezzanine ♦ sitting room ♦ kitchen/breakfast room ♦ 3 bedrooms and family bathroom

### The Granary

Entrance hall ♦ four bedrooms with en suite facilities

## SAVILLS CHELTENHAM

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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, positioned on a bright yellow rectangular background.

## ABOUT THIS PROPERTY

Of the late Georgian period, Parkfields House is set in about 9.13 acres of beautiful woodland and grounds. The property was tastefully renovated by the current owners in 1995 and provided a lovely family home as well as a conference and wedding venue. The outbuilding in the courtyard were a contemporary art gallery, artist studios until expansion plans meant the gallery relocated to nearby Ross on Wye.

This substantial detached property with extensive accommodation over three floors offers flexible living space to suit a buyer's requirements.

On the ground floor is the traditional central hallway with reception rooms either side. The marvellous drawing room is to the left with a stunning fireplace, restored ceiling cornicing and lovely views to the front and side aspects. To the right of the hallway are two interconnecting reception rooms, currently used as a sitting room at the front and leading to snug which opens to a generous kitchen/breakfast room leading out in to the garden and a covered decked area at the rear, perfect for entertaining.

'The Stables', lead from the main house and offers further eight en suite bedrooms. This area was originally four self-contained apartments; a straight forward re-conversion, if required.

Another versatile space is the 'Coach House', originally housing Parkfields Gallery and studios, potentially perfect for housing a gym facility or home offices.

Externally are really good sized grounds, stunning gardens surround the lake and mill stream with a variety of mature trees and woodland, walled garden and grazing paddocks. Beyond the formal gardens there are views of beautiful countryside with lanes and wooded hillsides to explore in all directions.

## MILLBROOK HOUSE AND THE GRANARY

Millbrook House and The Granary additional property is available by separate sale for a Guide Price of £500,000.

An attractive three bedroom stone cottage with a detached Granary with four additional letting bedrooms with en suite facilities. Millbrook benefits from a generous meeting room, studio and useful office spaces. The first floor offers three good sized bedrooms and a family bathroom.

This would make a lovely family home or alternatively as a holiday cottage subject to planning consents. Millbrook House and The Granary sit behind Parkfields with separate access and off road parking.



## LOCAL INFORMATION

Parkfields is situated approximately four miles south east of Ross-on-Wye. Nearby Ross-on-Wye offers a good range of shopping and social facilities together with excellent road links. The centres of Gloucester, Cheltenham and Hereford are approximately 17 miles, 23 miles and 19 miles respectively.

Communications are excellent with access to the M5, linking up to the Midlands and Wales and, in the other direction the M5 going to Bristol (about one hour ten minutes) and the West Country via the national motorway network and in addition a train link from Gloucester to London Paddington (2 hours).

## ADDITIONAL INFORMATION

**Services:** Mains water, electricity and Private drainage. Oil fired central heating.

**Tenure:** Freehold

**Local Authority:** Herefordshire District Council. Tel: 01432 260000

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request. Millbrook EPC = F. EPC Exempt

**Viewing:** Strictly by appointment with Savills.





# FLOORPLANS

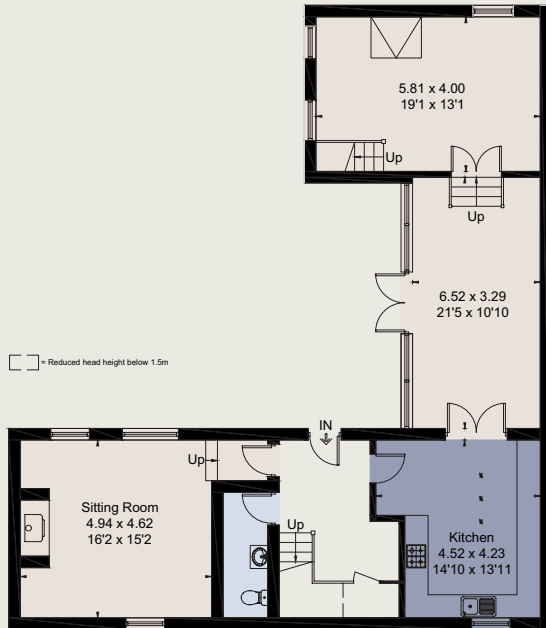
Approximate Area

The Granary = 85.1 sq m / 916 sq ft

Millbrook House = 175.6 q m / 1890 sq ft (Excluding Void)

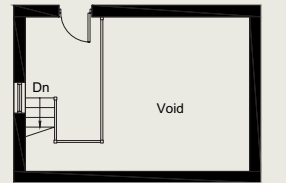
The Coach House

Approximate Floor Area =284 sq m / 3056 sq ft

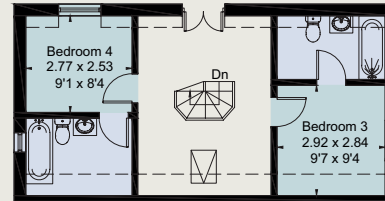


Millbrook House - Ground Floor

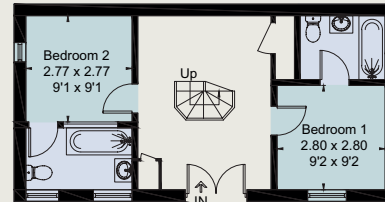
(Not Shown In Actual Location / Orientation)



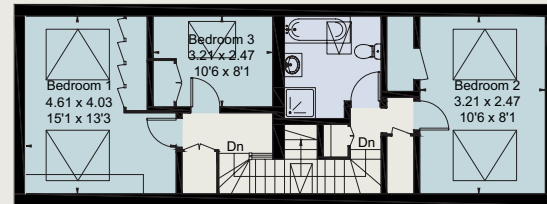
Millbrook House - First Floor



The Granary - First Floor



The Granary - Ground Floor



Millbrook House - First Floor



The Coach House - Ground Floor

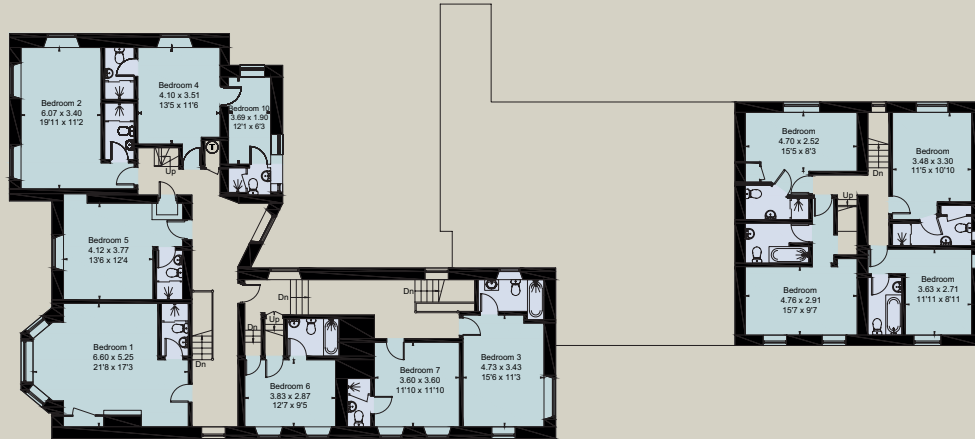
## FLOORPLANS

Approximate Area = 1055.9 sq m / 11366 sq ft

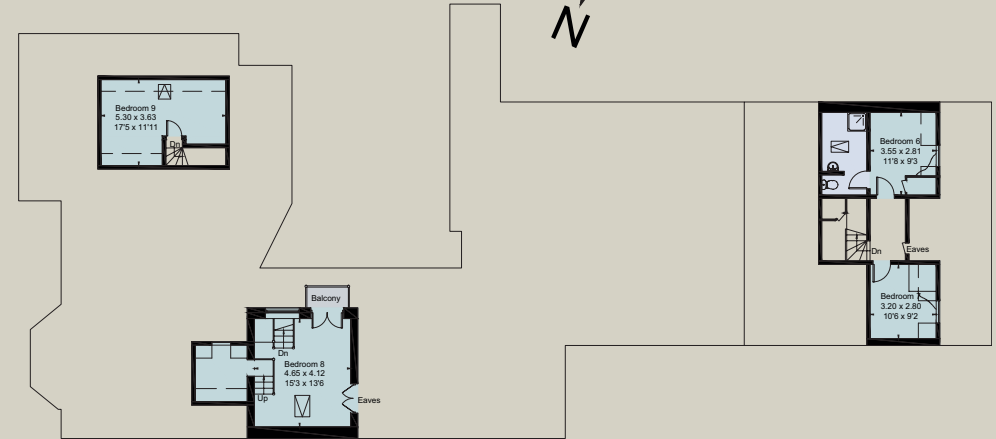
Stores = 13.7 sq m / 147 sq ft

Total = 1069.6 sq m / 11513 sq ft

Including Limited Use Area (10.5 sq m / 113 sq ft)



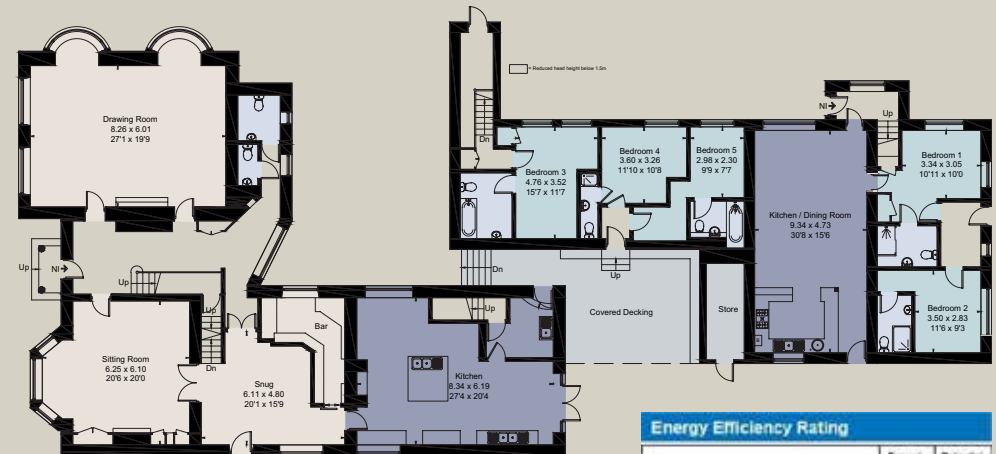
First Floor



Second Floor



Lower Ground Floor



Ground Floor



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