



A very attractive stone home situated in Herefordshire's rolling countryside

Bishopswood Leigh, Bishopswood, Ross-on-Wye, HR9 5QX

Guide £950,000 Freehold



Reception hall • kitchen/breakfast room • pantry • study
• living room • dining room • utility room • cloakroom
• 5 double bedrooms • potential for 3 further bedrooms in
the attic • four bath/shower rooms • generous gardens
• workshop and stores • excellent semi-rural location.

Situation

Bishopswood Leigh is situated in the charming village of Bishopswood on the banks of the river Wye, which has an inn and a village hall.

There are further amenities in the neighbouring villages of Walford and Goodrich across the river, both of which have well regarded primary schools.

Nearby Ross-on-Wye and Monmouth offer a good range of shopping and social facilities together with excellent road links. Gloucester, Cheltenham and Hereford are within easy reach for extensive shopping and day to day amenities.

There are a number of public schools in the surrounding area. Hereford Cathedral school, and Haberdashers' Monmouth Schools are but a selection.

Communications are excellent with access to the M5, linking up to the Midlands, Wales, Bristol and West Country. There is a train link from Gloucester to London Paddington (2 hours).

Located within the Wye Valley AONB, the house is perfectly located to explore the Forest of Dean, Brecon Beacons or Black Mountains.

Leisure pursuits in the surrounding area include walking, fishing, golf, riding, shooting, canoeing/kayaking, rock climbing, caving, cycling and mountain biking.

Description

Bishopswood Leigh is a particularly attractive stone home with 4953 sq ft of accommodation. Set over three floors, it has the benefit of an elevated position with glorious far-reaching rural views.

The origins of the home are thought to date from the early 1800's with later additions in the late 1890s, consequently there are a number of splendid features to include stone mullion windows, period fireplaces and sash windows.

Combining Georgian and Victorian architectural styles, this superb family home has a plethora of versatile accommodation. The tall ceilings and full height windows create rooms ideal for entertaining, whilst lending themselves to family life.

There is scope for multigenerational living due to annexe potential. The two-storey store/workshop could be converted to make a separate dwelling - subject to necessary planning permission, and would serve beautifully as guest accommodation.

The ground floor accommodation is accessed via a welcoming reception hall, which leads to a 23ft double aspect sitting room, a study, formal dining room, a kitchen/breakfast room, utility room and store room with adjoining cloakroom and pantry.





The first floor comprises a principal bedroom with walk-in wardrobe and en suite bathroom, with the four additional bedrooms sharing a family bathroom and separate wet room with cloakroom facilities.

The second floor is a blank canvass with potentially three further bedrooms, a bathroom, cloakroom and a useful store room. Externally the house is set within attractive landscaped gardens of about 0.69 of an acre, including a pretty cottage style walled garden enclosed by well-stocked, colorful borders, and a small but productive kitchen garden. Behind the house there is a paddock with mature hedging together with generous parking.

Services

Mains electricity, mains water, private drainage. Oil fired central heating and AGA.

Tenure

Freehold

Local Authority

Herefordshire Council. Council Tax Band F.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = X

Viewing

Strictly by appointment with Savills.









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Approximate Area 460.2 sq m / 4953 sq ft

Including Limited Use Area (31.5 sq m / 339 sq ft)



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AWAITING EPC

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