



**LONG MEADOW BARN, PHOCLE GREEN,
ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TS**



MORRIS · BRICKNELL
CHARTERED SURVEYORS



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NESTLING IN A SHELTERED VALLEY AND STANDING IN APPROX 8.4 ACRES OF LAND, A BEAUTIFULLY PROPORTIONED STONE BARN WITH EXCEPTIONALLY LIGHT GROUND FLOOR ACCOMMODATION. EXCELLENT RANGE OF OUTBUILDINGS INCLUDING BRICK BUILT DOUBLE GARAGE, PROFESSIONAL WORKSHOP AND IMPLEMENT STORE, STABLES AND TRIPLE BAY CARPORT.

LOCATION & DESCRIPTION: Long Meadow Barn occupies an idyllic rural location some 3 miles northeast of the market and tourist town of Ross-on-Wye and offers superb, five bedroom accommodation, together with an excellent range of outbuildings, the whole standing in approx. 8.4 acres comprising lawned gardens and two fine paddocks.

Formerly a group of significant outbuildings for nearby Gayton Farm, the conversion took place in c.1990 and now offers well over 3,000 sq ft of accommodation, principally on two levels.

Those familiar with converted barns will know that many barns are somewhat dark internally because of limited window openings. In contrast, Long Meadow Barn is very generously endowed with glazing, allowing the light to flood in to almost all of the principal rooms. The main aspects are to the southeast, southwest and northwest, the latter windows allowing a gorgeous outlook across the gardens and paddocks towards some fine mature Oak trees.

There is a superb farmhouse kitchen, complete with high level apex roof, Rayburn range and central working island. Moreover, direct access may be had from the kitchen out onto the adjacent sun terrace with aspect to the southwest.

Automatic wrought iron gates open onto a most generous courtyard, off which are all of the excellent outbuildings. The main block comprises an outstanding double garage with remote control roller door, superb adjacent 20' engineers workshop and 20' garden equipment store.

Close by is a first class, brick built double stable block, and opposite a three bay carport/implement shed. Just to the northwest of same lie the two gently sloping paddocks which are delineated by some superb mature oak trees. For those with horses, these paddocks are ideal.

Despite the distinctly rural feel, the property is within literally minutes drive of the M50 motorway, and this in turn feeds directly into the national motorway network.

To those potentially interested, we strongly recommend a thorough internal inspection.

Reception Hall Delightful and most welcoming hall and having a wealth of exposed stone and timberwork, and a fine hardwood stairway leading to first floor. Superb morning light admittance through the double glazed front window. Part flagstone flooring, part fitted carpet.

Cloaks & W.C. with white suite comprising close coupled low level w.c. and pedestal wash hand basin. Capacious under stair storage cupboard.

Magnificent Beamed, Open Plan Drawing Room and Dining Room of overall max dimensions approx. 41'2 x 22'1. A room of immense character with extensive light

admittance through the double glazed windows to three elevations. Superb wide Inglenook fireplace housing the recessed wood burning stove, having flagstone hearth and stone fireplace surround with beam over. Open outlook over adjoining paved and gravelled courtyard approach and through opposite windows across the garden and paddocks, the latter with some superb mature Oak trees.

Study approx. 11' x 8'6 with exposed stonework and two double glazed windows looking out across garden and paddocks beyond.

Inner Hall with exposed ceiling beams and recessed spotlight. Door through to:-

Sitting Room of overall max dimensions approx. 23'2 x 14'3. Again, a room of tremendous character with a beautifully beamed ceiling, exposed stonework and double glazed windows/French doors to three elevations, each admitting excellent light, the French doors enabling direct access out onto the paved sun terrace adjacent. Woodburning stove mounted within brick fireplace and positioned on flagstone hearth.

Inner Hall with exposed ceiling timbers and recessed downlighter.

Rear Reception Hall L shaped and of overall max dimensions approx. 17' x 17' and having fine flagstone flooring, exposed ceiling timbers and door through to:-

Farmhouse Kitchen/Breakfast Room This superb room is of overall max dimensions approx. 22'8 x 14'5 and stands under a fine, high level, double pitched roof with massive exposed structural timbers which runs into the rustic brickwork over the fine, dark blue Rayburn, oil fired range with tiling behind and stainless steel pot shelf over. The natural light flooding into this room, from three elevations, creates a superb ambience which is enhanced by the exquisite Travertine flooring. Large central island with granite effect worktop and incorporating the Lamona four ring ceramic hob with storage cupboards beneath. Arranged around the periphery of the room are an extensive range of light Oak, floor mounted cupboards and drawers and incorporating a full height, pull out larder cupboard. Plumbing for the Zanussi automatic dishwasher. 1½ bowl stainless steel sink with chrome mixer tap over. Also incorporated amidst the units is a Lamona double oven/grill positioned just to the left of the Rayburn range. Clever carousel corner units and two complementary wall mounted cupboards, each with a glazed panel. Full height sliding, double glazed French doors enable direct access out onto the flagstone sun terrace adjacent.

Laundry/Utility Room approx. 8'4 x 7'1 and having single drainer stainless steel sink with plumbing for automatic washing machine beneath. Additional floor and wall mounted units. Positioned to one corner is the Worcester oil fired central heating boiler together with programmer and time switch.

Boot Room with coat hooks, radiator, fitted cupboard and low level shelving for shoes, boots, etc.

First Floor Landing of overall max dimensions approx. 19' x 9'6". A wonderfully light landing receiving a high degree of available light through the wide double glazed windows to east elevation. Superb exposed ceiling and wall timbers.

Master Bedroom Suite comprising wide, walk through lobby off which is a double wardrobe and:-

Walk-in Dressing Room with shelving, hanging rail and light.

Master Bedroom L shaped and of max dimensions approx. 23'5" x 14'11" and having double glazing to two elevations plus double glazed Velux roof light. Exposed ceiling and wall beams and access through a sliding door out onto the **Balcony** with wrought iron surround adjacent. Delightful rural outlook. Positioned to one corner double doors open to an airing cupboard with shelving.

En-Suite Bath/Shower Room & W.C. with white suite comprising panelled bath, vanity unit comprising wash hand basin with cupboard beneath, close coupled low level w.c. and sliding door to tiled shower cubicle housing the Mira Advance instantaneous electric shower.

Bedroom 2 of max dimensions approx. 12'5" x 7'10" with exposed ceiling beam, double doors to built-in wardrobe/shelving space and two windows looking out across the gardens towards paddocks beyond. Further door through to:-

En-Suite Shower Room & W.C. with suite in white comprising close coupled low level w.c., vanity unit incorporating wash hand basin, and tiled shower cubicle housing the Mira Supreme instantaneous electric shower. Double glazed Velux roof light admitting natural light.

Bedroom 3 of max dimensions approx. 12'5" x 12'3" with exposed ceiling and wall beams and Minstrels' gallery (see later) over. Double doors to built-in wardrobe/storage cupboard. Door to:-

En-Suite Shower Room & W.C. with white suite comprising tiled shower cubicle housing the Triton Enrich instantaneous electric shower, pedestal wash hand basin and close coupled low level w.c. Strip light and dual voltage shaver point.

Inner Landing with fitted carpet continuing from main landing. Double doors to capacious shelved airing cupboard.

Bedroom 4 approx 13'10" x 7'10" with double glazed windows to two elevations and open tread stairway to Minstrels' Gallery over. Exposed ceiling and wall beams. Wide double doors giving access to built-in wardrobe/shelved storage space. Fitted carpet.

An open tread stairwell leads up to:-

Child's Playroom/General Storage Area Over approx. 17'9" x 9'6" with fitted carpet and hatch through to further mezzanine area.

Bedroom 5 approx. 12'1" x 8'5" with double glazed windows to two elevations, double doors to capacious wardrobe/shelved storage cupboards and open tread stairway to Minstrels' gallery over.

An open tread wooden stairway leads up to a:-

General Storage Area approx. 11'1" x 7'9" having double glazed Velux rooflight, fitted carpet and hatch through to adjacent space.

Bathroom & W.C. having carpet panelled bath, close coupled low level w.c. and vanity unit comprising wash hand basin with louvre fronted cupboards beneath. Strip light and dual voltage shaver point. Double glazed window to exterior.

From an inner landing, wooden steps lead up to the:-

Second Floor Landing/Attic Room of max dimensions 20' x 16'7" with double glazed Velux roof light and additional small lancet window. Exposed structural ceiling and wall beams. Fitted carpet. Double doors to **Tank Room**.

OUTSIDE: Two 8' wrought iron gates operated by sensors open onto a vast, **L Shaped Courtyard** of max dimensions approx. 180' x 85'.

Brick paviors adjacent to one section of the courtyard opens through a 17' wide remote controlled roller door to give access to a **Superb Double Garage** approx. 20'2" x 20'. With double glazed windows, central RSJ for engineering projects and storage space in the double pitched roof void over. Lighting and power points capable of recharging a PHEV electric vehicle. Lockable personal door to rear.

A further door leads through to the **Outstanding Workshop** approx. 20'10" x 12'1". A superb facility having windows to two elevations admitting excellent natural light, in addition to the fluorescent lighting. Power points and built-in work bench to portions of three walls. Power points and counter balance hatch to **Excellent and Capacious Roof Storage Void** over. Double wooden doors lead through from the workshop to the:-

Equipment Store approx. 20'10" x 18'1". Again having central RSJ for engineering projects and having windows to either side, fluorescent lighting, power and up and over door to exterior. Storage void over.

Close by, positioned to either side of a concreted extended area of driveway is the **Double Stable Block** approx. 25'6" x 15'6" and constructed of brick under a double pitched, composite slate roof. Positioned to the opposite side of the concrete section of driveway is a **Triple Bay Carport** approx. 24' x 15'6".

Flanking the earlier mentioned courtyard are a selection of shrubs and young trees, species including Roses, Lilac, Hydrangea, Variegated Holly, Viburnum, Birch, Variegated Elaeagnus, Wisteria and others.

Accessed through a 6' wooden pedestrian gate is a **Gravelled Courtyard** with drying facility and fuel tank adjacent.

Flanking the southern elevation of the Barn and accessible directly from either the kitchen or the sitting room is a **Flagstone Sun Terrace**, separated from a slightly raised lawn by attractive stone walling and wide steps.

The sun terrace continues in paving and gravel form around to the west of the property.

Here, double doors from the drawing room open directly out on to a **Brick Paved Sun Terrace**.

From here 12' wide garden steps lead up to the **Sloping Rear Lawn**. This is interspersed with shrubs and young trees, species including Laurel, Flowering Cherry and others.

Beyond the lawn, stout post and rail fencing, backed by wire netting delineates the **Two Superb Paddocks**. These comprise gently sloping areas of pasture, separated by **3 Superb Mature Oak Trees** which form a fine feature to the rear of the property. Furthermore, not far away are **3 Fine Mature Beech Trees, 2 Sweet Chestnuts and a Sycamore**.

All of the exterior lights near the approach gates and around the courtyard are operated by timer and come at dusk.

SERVICES: Mains electricity and water are connected. Private drainage.

OUTGOINGS: 'F' Council Tax Band **EPC RATING:** 'E' (Full EPC Rating available)

TO VIEW: Strictly and only please by prior telephone appointment through Morris Bricknell Chartered Surveyors. Tel: 01989 768320. Out of hours, try Norman Bricknell on 01989 564689.

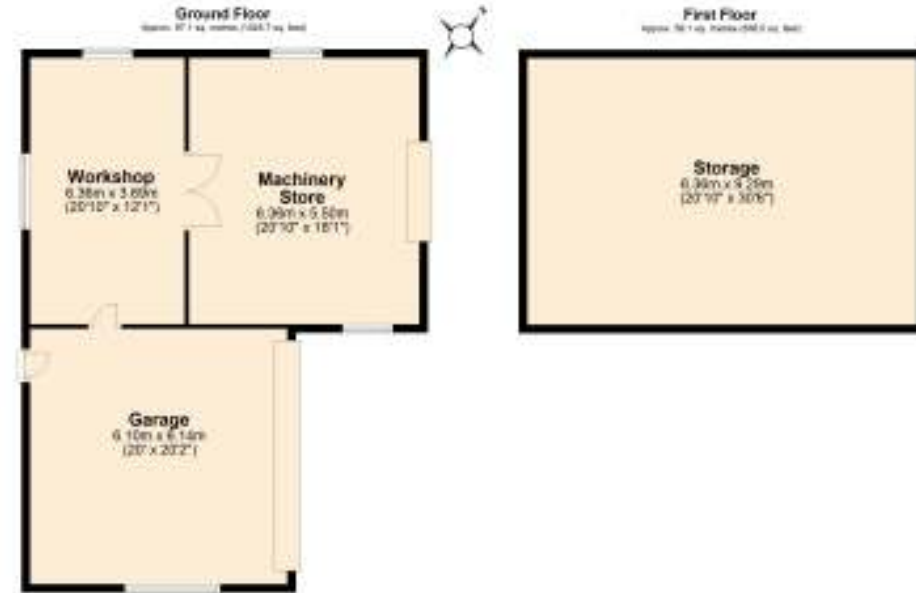
DIRECTIONS: Leave the outskirts of Ross at the Travellers Rest roundabout (Junction 4, M50) taking the minor road towards Upton Bishop. Follow the road into the hamlet of Phocle Green, and shortly after a minor crossroads and the bottom of the valley, take the unmade left hand turning as one begins to rise towards Upton Bishop village. Drive past Phocle Lakes on your left, continuing on this partially unmade lane until you see a sign for Long Meadow Barn on your left. Drive up to the tall wrought iron gates, and these will slowly open before you automatically.

MONEY LAUNDERING REGULATIONS: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.

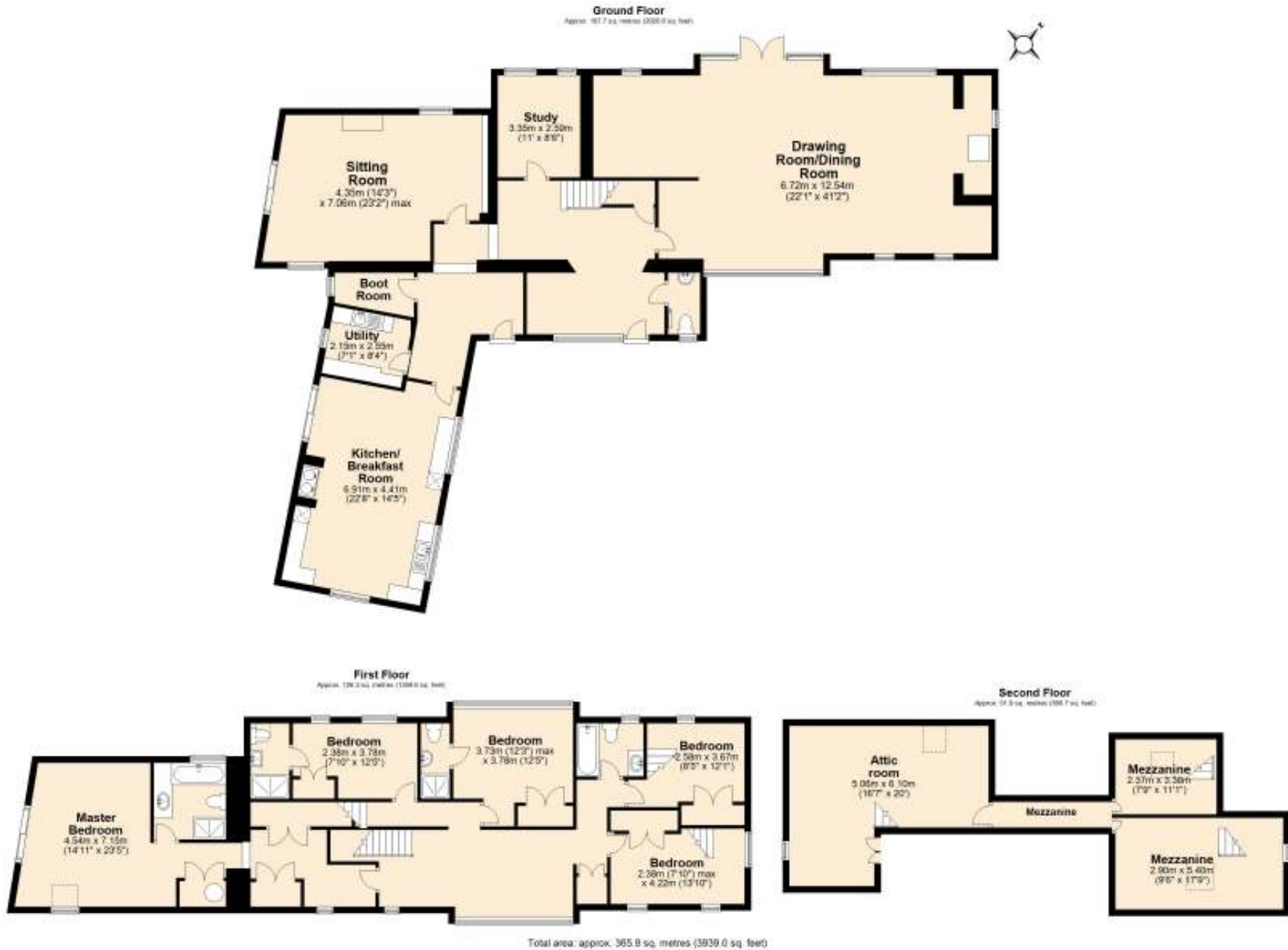
SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

GARAGE BLOCK/EQUIPMENT STORE



Total area: approx. 155.2 sq. metres (1661.7 sq. feet)

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