



Bromsash House
Bromsash | Ross-on-Wye | Herefordshire | HR9 7PL

INTRODUCTION

Bromsash House

Situated amidst beautiful south Herefordshire countryside, this classically elegant Georgian home offers tastefully presented and generous accommodation, with a pair of self contained annexes, several acres of mixed land and incredible countryside views.

The property comprises a spacious Georgian house, with impressive reception rooms and a newly refurbished kitchen to the ground floor, as well as six bedrooms and four bathrooms to the first floor. In addition, there are two separate one-bedroom ground floor annexes attached to the main house, offering fantastic additional use for guest accommodation or holiday lets.

There are several acres of grounds, comprising beautifully designed gardens, paddock and well stocked orchards with a variety of native fruit trees. Stunning views towards Chase Woods, Ross on Wye and the Welsh Hills can be enjoyed from the gardens.

Located just 3 miles east of the market town of Ross on Wye, the property enjoys easy access to numerous countryside walks and local pubs, as well as nearby road networks allowing for swift commuting to Birmingham, Bristol, Cardiff and Cheltenham.

Step Inside

You enter the property via a small entrance porch, leading into a beautiful entrance hallway, with high ceiling, chandelier and staircase to first floor, with doors leading to various reception rooms. A smaller inner hall gives access to built in storage cupboard and door to the utility room.

The drawing room is a fantastic reception room with high ceiling and glazed double doors to two aspects with garden views. There's an attractive open fireplace and refurbished original radiators. A pair of double doors lead through to the lounge, with the option of separating the two rooms completely with a closing mirrored 'false wall'.

The lounge is another large and inviting reception room, with an open fireplace, large square bay window to side courtyard, fitted bookshelves, two glazed display cabinets and a door leading back to the reception hallway.

The impressive kitchen was renovated a few years ago to an exceptional standard, and opened up to create a spacious kitchen-dining room ideal for entertaining, and which can be separated if desired by large curtains. The shaker style kitchen oozes contemporary style whilst remaining very much in-keeping with the character of the house and enjoying wonderful views across the two front lawned areas and countryside beyond. There are beautiful white marbled quartz worktops and a granite splashback behind the range and plenty of fitted storage cupboards. There is a breakfast bar, Rangemaster





cooker with gas hob and hot plate above, two integrated wine racks, contemporary style radiators, attractive hanging light fixtures and two windows looking out to the courtyard.

The formal dining room looks out to the gardens through a pair of glazed double doors with original period shutters. There is an impressive open stone-built fireplace and fitted glazed display cabinet to one wall.

Other useful areas to the ground floor include a utility room, finished to a similarly high standard as the kitchen, a boot room with it's own access via a door from the courtyard and a cellar accessed via the utility room. The cellar offers great potential to create a games room or home cinema. There are built in storage cupboards with stone shelving, ideal for wine storage.

Stairs lead from the entrance hallway to a bright and spacious first floor landing, with an impressive feature skylight, refurbished original radiators, access to airing cupboard with two Viessmann boilers, fitted shelving and access to loft hatch with pull down ladder.

To the end of the landing are glazed double doors leading out to a railed balcony which gives a wonderful view of the gardens and countryside beyond.

There are five double bedrooms in total to the first floor. The master bedroom is particularly beautiful, with numerous character features to include a black iron fireplace with attractive surround and a glazed wall cabinet with traditional column style radiator beneath. The en-suite bathroom is separated from the bedroom area with curtain divide through a pillared archway, with a roll top bath enjoying beautiful views of the gardens and countryside beyond. There is a separate shower unit, wall mirror and heated towel rail and a door to cloakroom with wc and wash hand basin.

The additional four bedrooms are all spacious doubles, three of which enjoy en-suite facilities. One of the bedrooms has a pull down ladder to a loft space, ideal for conversion if more space is required, subject to relevant planning consents.

The family bathroom is particularly appealing, being tastefully presented with attractive wall tiling, views through shuttered windows, panelled bath with overhead rain shower attachment, vanity wash hand basin with fitted mirrored cabinet above, wc and heated towel rail. This bathroom is also directly accessible via one of the larger bedrooms.





SELLER INSIGHT

“ My parents owned Bomash house for over fifty years as a holiday home, and I have known and loved it for most of my life. In 2017, it became my family home. The house sits on land which once formed part of a Roman villa, and the rear of the property was formerly a coaching inn.”

“What I love most about the house is the Georgian architecture, a beautifully balanced, house with wonderful symmetry and proportion.”

“Since living here, we have fully renovated the property. As an interior designer, it has been a joy and a privilege to restore and decorate a home with such strong architectural bones. I have always loved the light and airy feel, and the large sash windows.”

“My favourite room in the house is the drawing room, affectionately known as the Peacock Room. With two sets of French doors and a fireplace, it is a space that works beautifully in every season - cosy in winter with a coffee and newspaper by the fire, and in summer it is filled with birdsong and natural light.”

“The garden offers complete privacy and exceptional views. When my children were younger, it provided endless joy - a place for hide-and-seek and imaginative play. One particular spot, shaded by trees and known to me as the viewing point, has always been special; I spent many evenings there as a teenager, sitting with a glass of wine and watching the most spectacular sunsets. The dark skies allow for wonderful stargazing from the patio or hot tub, and the garden itself is filled with rose walkways and rare, mature trees. It was designed by a professional landscaper and planted with great care, ensuring colour, interest, and harmony throughout every season of the year.”

“The house has always offered the perfect balance of space - generous enough to allow freedom and independence for my teenage children - yet never so large that it felt impersonal. It is the perfect home for family life and entertaining. We once even had a tennis court, and I still treasure memories of my mother bringing cake and lemonade down to us.”

“The property sits on the edge of the village, offering privacy without isolation. The local community is warm and welcoming, with a wonderful family-run pub in nearby Linton that hosts festivals and serves fantastic food. There are many dog walks, and the location is both peaceful and well connected.”

“What I will miss most is the beauty and uniqueness of Bromsash House - the very reasons we have remained here for so long. We are immensely proud to have called it our home. Over the years, many visitors have remarked on how warm and welcoming it feels, and I truly believe it is a house that radiates happiness.”

* 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.

















STEP OUTSIDE

Bromsash House

The grounds of Bromsash House are impressively varied and beautifully designed in the classic English garden style. The gardens were designed by Florence Tytler, who formerly lived in the house in the early 1900's, along with her husband Sir Harry Tytler, a retired army officer.

There are numerous sections of flat lawn, interspersed with a huge array of magnificent specimen trees, both native and exotic, including Canadian Silver Maple, Quercus Ilex, American Hazel Alder, Ginkgo Biloba and the largest Magnolia bush in Herefordshire and Gloucestershire!

One of the most appealing aspects of the gardens is undoubtedly the rose walk, a long, slim stretch of lawn fringed on two sides by a variety of large rose bushes and apple trees having been used previously for a wedding service.

The main house itself is joined by two separate one bedroom single story original annexes, one at each side of the house. Both are finished to a high standard and would be absolutely perfect as holiday rentals or additional accommodation for visiting relatives or staff, and feature open plan living room-kitchen, double bedroom and bathroom. One of these annexes also enjoys a private enclosed courtyard with hot tub.

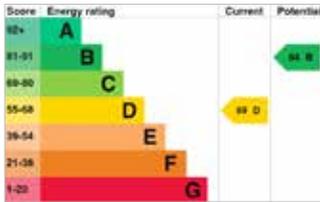
Directions W3W: [rooting,kidney,prom](#)



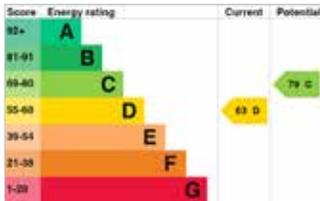


Approximate Gross Internal Area
 Main House = 485 Sq M/5223 Sq Ft
 Annexe = 60 Sq M/645 Sq Ft

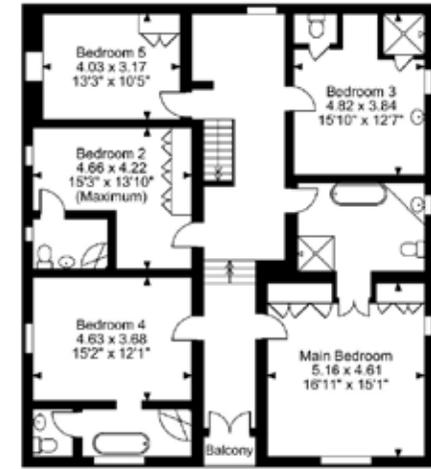
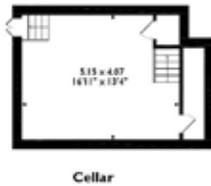
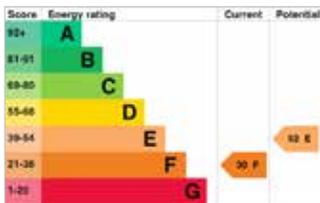
Sunrise Cottage Annexe EPC



Acorn Annexe EPC



Bromsash House EPC



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dij/8676946/DHL

Fine & Country Herefordshire
2 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT
01989 764141 | cheyanne.leigh@fineandcountry.com

