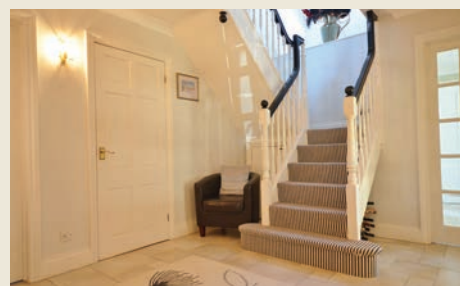




The Lodge - £669,000
Pengethley Manor Hotel | Peterstow | Ross-On-Wye
Herefordshire | HR9 6LL

FINE & COUNTRY



The Lodge

THE LODGE, PENGETHLEY MANOR HOTEL The Lodge was designed and built for the current owners in 1988, within the grounds of the Pengethley Manor Hotel and has been their family home ever since and is now on the market for the first time. The property is located near the popular village of Peterstow about 4 miles from the bustling market town of Ross on Wye and 10 miles from the cathedral city of Hereford. Tucked away within its own private grounds in excess of half an acre and approached through electric gates leading off the main hotel driveway. The accommodation is arranged over two floors and is entered in to a spacious entrance hallway with fitted cloakroom and provides three reception rooms plus a study, with a breakfast kitchen and utility room. On the first floor are four double bedrooms including the master suite and a family bathroom. There are mature gardens creating space for adults and children alike, with a double garage and a range of useful timber stores.

PETERSTOW is a popular village situated about 3 miles from the market town of Ross-on-Wye where a good range of shopping, social and sporting facilities can be found together with good road links. The village itself has the benefit of a shop, Church and public house. There is a common and some delightful countryside walks.

ENTRANCE HALLWAY

A spacious and welcoming entrance with tiled flooring, attractive staircase leading to first floor with cupboard under. Useful Cloaks Cupboard fitted with an automatic light, radiator, coved ceiling and doors opening in to:

CLOAKROOM

Low level WC and wash hand basin. Radiator. Obscure double glazed window. Coved ceiling.

SITTING ROOM 17' 11" X 15' 10" (MIN) (5.46M X 4.82M)

A lovely light reception room having double glazed windows to two sides and double glazed panel doors opening onto the side terrace. For the cooler winter's evenings there is a most attractive open fireplace with red brick surround with heavy beam mantle and flagstone hearth. Two wall light points. Two arched display recesses with the larger one containing a picture light. Two radiators.

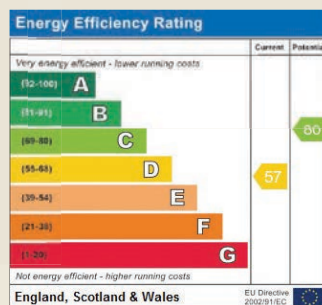
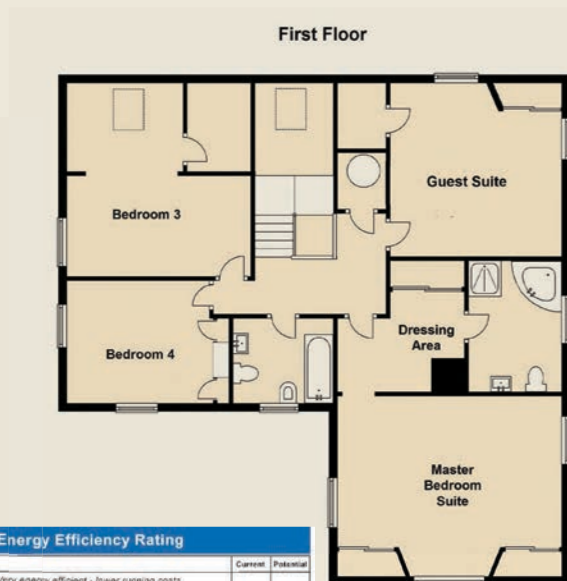
DINING ROOM 14' 5" X 11' 10" (4.39M X 3.60M)

A great space for family dinners or entertaining. Double glazed window to side with window seat and built-in storage. Coved ceiling. Radiator. Serving hatch from kitchen.

KITCHEN/BREAKFAST ROOM 17' 11" X 10' 0" (5.46M X 3.05M)

Double glazed windows to two sides with the rear overlooking the gardens.

Extensive range of fitted base and eye level units featuring open corner display units, worktops with tiled splashbacks, inset Zanussi electric hob with extractor over and built-in double electric oven. Tiled floor. Coved ceiling. Recessed spotlights. Overhead work surface lighting. Radiator. Bosch dishwasher.



UTILITY ROOM 9' 3" X 7' 0"
(2.82M X 2.13M)

Double glazed window to rear. Worktop with inset one and a half bowl sink unit. Miele Washing machine. Coved ceiling. Recessed spotlights. Boiler cupboard housing the newly fitted floor standing Worcester Greenstar DANESMOOR 18/25 oil fired boiler. Indesit Tumble dryer. Fitted shelving. Back door leading to garden.

FAMILY ROOM 18' 3" X 11' 6"
(5.56M X 3.50M)

A really useful extra reception room providing additional space. Double glazed window to side and double glazed sliding doors opening onto the front. Tiled flooring. Two radiators. Coved ceiling.

STUDY 8' 6" X 7' 0" (2.59M X 2.13M)
Accessed from the Family Room. Double glazed window to rear. Radiator.

ON THE FIRST FLOOR LANDING
Half turn landing featuring a large display ledge beneath a Velux roof light. Radiator. Access to ROOF SPACE. Coved ceiling. AIRING CUPBOARD fitted with an automatic light. Doors opening into:

MASTER SUITE
A particularly spacious principle suite featuring:

DRESSING ROOM
With built-in mirror fronted wardrobes with recessed lighting either side. Coved ceiling. Access to ROOF SPACE. Door to en suite and archway to:

BEDROOM 18' 0" X 14' 5"
(5.48M X 4.39M)
Double glazed windows to three sides. 'His and Hers' built-in wardrobes. Coved ceiling. Two wall light points with matching bedside reading lights. Two radiators.

EN SUITE
Corner bath with shower head attachment. Separate shower cubicle. Pedestal wash hand basin with fitted mirror over. Shaver and light point. Low level WC. Radiator. Heated towel rail. Obscure double glazed window. Coved ceiling.

GUEST SUITE 14' 3" X 13' 11"
(4.34M X 4.24M)
Double glazed windows to two sides. Built-in double wardrobe. Further built-in wardrobe fitted with an automatic light. Vanity wash hand basin with light over. Shaver point. Two radiators. Coved ceiling. Two wall light points with matching bedside reading lights.

BEDROOM THREE 14' 11" X 13' 6"
(4.54M X 4.11M) WITH SLOPING CEILING
Double glazed window to side with a double glazed Velux to the rear. Walk-in wardrobe, radiator, coved ceiling.

BEDROOM FOUR 10' 7" X 9' 10"
(3.22M X 2.99M)
Double glazed windows to two sides. Built-in wardrobes with blanket storage over built around the desk/dressing table. Radiator. Coved ceiling.

BATHROOM
Featuring a panelled bath with shower head attachment and fitted screen. Bidet, low level WC and pedestal wash hand basin. Fitted mirror over. Shaver and light point. Obscure double glazed window. Heated towel rail. Radiator. Coved ceiling.

OUTSIDE
The property is approached off the main hotel driveway via a pair of electric gates with security intercom, on to a gravel driveway leading around the front of the house to the DOUBLE GARAGE and additional parking for at least six cars. The garage measures about 20'7 x 17'11, with twin up and over doors, power and lighting, fitted shelving, two windows to the rear and a personnel door. Running alongside the drive is a lawn planted with impressive specimens of rhododendron.

There is useful screened 'utility' area ideal for composting and storing garden waste out of sight, The lawn stretches up to the side of the house where it meets a terrace, which is accessed from the sitting room, being ideal for outside dining and entertaining. Adjacent to this is a large raised bed featuring mature shrubs and trees. The principle area of garden is found to the rear of the house featuring a large expanse of lawn, interspersed with mature planting, which includes apple and pear trees. Dotted among the beds and borders are solar powered lighting, bringing the gardens to life in the evenings. Lighting to drive, security flood lights and burglar alarm. To the side of the garage are two timber STORAGE SHEDS and further LOG STORE. There is a screened OIL STORAGE TANK, outside tap and security lighting. The whole amounts to about 0.6 of an acre.

DIRECTIONS
Head out of Ross on Wye along the A49 towards Hereford. On reaching the village of Peterstow, continue past Pengethley Garden Centre and take the next right turn for Pengethley Manor Hotel. Proceed along the drive, turning right for The Lodge, where the gated entrance will be ahead of you



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