



**CRAIG FARM, COUGHTON, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 5SF**



MORRIS · BRICKNELL
CHARTERED SURVEYORS

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AN EXTENSIVE AND UNIQUE, FIVE BEDROOM STONE FARMHOUSE ENVELOPED IN APPROX 12 ACRES IN A BEAUTIFUL, SECLUDED, YET MOST ACCESSIBLE LOCATION. OUTSTANDING 37' LEISURE/HOME OFFICE/GARAGE COMPLEX. THIS VERSATILE OUTBUILDING WOULD BE IDEAL FOR SOMEONE WHO WISHES TO WORK FROM HOME. SUPERFAST BROADBAND. POSITIONED BETWEEN THE HOUSE AND LEISURE BUILDING IS A SUPERB, SHAPED HEATED SWIMMING POOL.

**Reception Hall, 32' Living/Dining Room, 14' Kitchen/Breakfast Room, Utility Room & Cloaks & W.C.. 17' Snug. Master Bedroom with En-Suite Shower Room & W.C., Four further Bedrooms, Family Bathroom plus additional Shower Room & W.C.. Excellent 37' Office/Leisure Complex including 18' Office, Mini Gym, Sauna & Shower. Internal steps leading to Double Garage/Workshop beneath. Heated Swimming Pool.
Garden grounds and woodland extending to approx 12 acres in total.**

LOCATION & DESCRIPTION

Craig Farm has many attributes, but perhaps one of the most outstanding is its wonderfully secluded, tucked away location, being set within its own encircling land. Despite this amazing seclusion, one is just under 3 miles from the centre of Ross-on-Wye, and within 10 minutes drive of both the M50 motorway and A40 dual carriageway.

Of primarily stone construction, Craig Farm offers well over 2000 sq ft of well proportioned accommodation, with all principal windows looking out across the attractive courtyard, sun terracing and heated swimming pool.

To the far side of the pool is a fine leisure/office complex, and this would be a wonderful environment for someone who wishes to work from home, recently enhanced by the installation of superfast broadband. Alternatively, one can take full use of the sauna and swimming facilities, with ample space for a mini gym.

The sloping grounds are a haven for wildlife, both fauna and flora, and there are some beautiful walks in the immediate vicinity.

The dispersed hamlet of Coughton lies between the village of Walford and Ross town. Walford offers Church, excellent Primary School, Village Hall and Gastro Pub, whereas Ross-on-Wye just a little further away offers a wide range of shops and amenities. There are notable public schools both in Monmouth approx 8 miles and Hereford approx 17 miles, whilst Ross-on-Wye has some outstanding state schools, including John Kyrle High School.

The house is double glazed virtually throughout with Brazilian Mahogany hardwood frames, and Pilkington K reflective glass, which facilitates solar gain. There is also a brand new boiler and extra large hot water tank. In detail the accommodation comprises:-

Reception Hall with extensive double glazing enabling a delightful outlook across the Courtyard & Swimming Pool towards the Leisure & Garage complex. Door to **Walk-in Boiler Room** with brand new, Worcester Green Star 25/32 oil fired central heating boiler together with huge Worcester hot water cylinder and immersion heater. Electronic programming unit nearby for the central heating system.

Living/Dining Room A superbly proportioned room of overall dimensions approx 32'7 x 12'7. Impressive stone fireplace and chimney breast incorporating the Jetmaster style grate. Book/display shelving alongside fireplace. Appealing woodblock flooring and exposed ceiling beams, with down lighter spots as well as wall and ceiling lights. A huge double glazed picture window enables a lovely outlook across the pool and courtyard, towards mature woodland beyond.

Kitchen/Breakfast Room approx. 14'8 x 12'7 and having range of floor mounted cupboards beneath light coloured working surfaces, incorporated amidst which is the Belling four ring ceramic hob with extractor hood over and Creda double oven/grill alongside. Also incorporated is the Astracast stainless steel 1 ½ bowl sink with chrome mixer tap over. Wide double glazed window to front elevation looking out across the nearby shrub bed and approach drive and small lancet window to rear elevation. Additional floor mounted cupboards with glass fronted display cupboard above. Also incorporated is the Miele eco sensor automatic dishwasher. Excellent range of ceiling mounted LED down lighters.

Rear Hall/Utility Room approx. 13' x 12'7 with range of floor mounted cupboards and drawers beneath marble effect working surfaces. Stainless steel sink with cupboards beneath. Plumbing for automatic washing machine. Double glazed windows and double glazed door with cat flap to exterior. Door to:-

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

Bedroom 5 approx 16'10 x 12'6 with wide double glazed window enabling pleasing rural outlook. Exposed ceiling beams. Large pedestal wash hand basin. Beam mounted spot lights.

Snug approx 17' x 11'5 with superb stone fireplace housing the large, recessed wood burning stove complete with swing out wrought iron trivet. Double glazed window to rear elevation and additional window looking out across the pool.

Study/Bedroom 4 approx 10'10 x 8'5 and having double glazed window looking upwards towards mature deciduous trees.

Shower Room & W.C. A generously proportioned and appealing room with white suite comprising extra large walk-in shower cubicle with Mira Jump instantaneous electric shower, large pedestal wash hand basin and close coupled low level w.c.. Chrome towel rail/radiator. Tiling to all walls. Dual voltage shaver point.

Bedroom 3 approx 11'9 x 9'5 with wide double glazed window enabling superb outlook across the swimming pool and sun terrace towards trees and countryside beyond.

First Floor Landing with fitted carpet to match snug and stair carpet.

Bedroom 2 with double glazed window to front overlooking pool and leisure block. Extending for the greater part of one wall is a floor to ceiling built-in wardrobe with mirrored floor to ceiling sliding panel doors.

Family Bathroom & W.C. with large, Jacuzzi style corner bath, pedestal wash hand basin and close coupled low level w.c. Tiling to all walls. Outlook towards mature deciduous trees on the hillside above. Ceiling mounted down lighter spots. Access hatch to roof void.

Master Bedroom Suite comprising Inner Hall & Bedroom max 26'8 x 9'3. This superbly proportioned room has double glazed windows to almost the full width of the room, the windows looking out across the greater part of the house accommodation, the pool and the leisure/home office block. To the far wall are full depth built in wardrobes with mirrored sliding doors. Three wall light fittings and two matching centre light fittings. Attractive, fluted hardwood joinery delineates the:-

En-Suite Shower Room & W.C. Again in white, with glazed and tiled shower cubicle housing a thermostatic shower. Close coupled low level w.c. and wash hand basin. Radiator/towel rail. Tiling to all walls.

LEISURE/HOME OFFICE BLOCK Double glazed sliding French doors open from the poolside terrace into the:-

Main Leisure/Office Room max 18'4 x 16'. This wonderfully light room has beautiful exposed stonework to one wall, exposed ceiling timbering and wood panelling to two side walls. Fitted carpet, Newlec night storage heater and additional wall mounted heater. Four ceiling mounted conventional lights plus ceiling mounted LED down lighters, currently focused on the owners pool table. Approached via a doorway from one is the:-

Mini Gym approx 8'8 x 8' with double glazed high level windows and ceiling mounted spotlights. To the opposite side of the main room is the:-

Sauna lined with pine, and nearby the **Glazed Shower Cubicle** housing the New Team instantaneous electric shower. Ceiling mounted heat/light unit nearby.

From the corner of the main leisure room, a doorway and interior steps lead down to the **Double Garage Block** max 23'11 x 17'6 with double glazed windows to either side and Glidermatic, remote control double up and over door. Shelving and space for work bench to rear.

Lying between the leisure complex and the house is the almost **Heart Shaped Heated Swimming Pool** which is surrounded on all sides by paving, adjoining which is a **Shrub Bed/Rockery**, species including Ceonothus, Hydrangea, Holly, Buddleia and many more.

There is further paving close to the termination of the **Excellent Gravelled Approach Drive**. There is a **Large Amount of Parking Turning Space** both nearer the garage, and to the north western end of the main dwelling. Shrub/rockery beds close by have a range of species including Cornus, Skimmia, Heathers and many more. The greater part of the land surrounding the house slopes upwards towards mature trees.

One of the glories of the location is that one is bordered on virtually all sides by either trees, hedging or fencing creating a wonderful sense of seclusion. It is hard to believe that one is under 3 miles from the centre of Ross-on-Wye.

SERVICES: Mains electricity and water. Private drainage.

OUTGOINGS: Council Tax Band 'G'

EPC RATING: 'F' (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 stone built market house in the centre of Ross, taking the B4234 south wards towards Walford. After leaving the outskirts of the town, take the first left turning at Coughton Corner. Proceed straight along this road, ignoring the right turn for Howle Hill. After approx ½ mile, turn right onto an easily missed, unmade lane, just before a property known as 'The Firs'. Continue up this single track unmade lane, bearing to the right when you have an opportunity to do so. Shortly afterwards, you will see a gate in front of you and the name plate Craig Farm. Open the gate and continue onto the gravelled driveway, and you have reached Craig Farm.

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



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