Great Howle Farm
Howle Hill, Ross On Wye, HR9 5SL

Guide Price
£1,000,050
Introduction

This property has gradually been converted from a relatively modest farmhouse into a grand residence which has huge potential to be converted into a boutique hotel, large family home accommodating multi-generational living or could be the ideal country retreat for someone wanting to get away from the hustle and bustle of city life. No expense has been spared on creating this amazing property although internally much has not changed since the 1960/70’s as some of the decor and bathroom colours will testify.

That being said the property appears to be in sound condition and other than a bit of remodelling this is an absolute gem and is waiting for its next owner to finish what has been started.

Externally the gardens which surround the property are an absolute delight and have been turned into a private arboretum with some amazing Monkey Puzzle Trees and other rarer specimens as well as maturing shrubs, fruit orchard and Carp ponds.

- Detached former farmhouse
- 2.5 ac. of landscaped garden
- 8 Bedrooms and 6 bathrooms
- 6 Receptions and large kitchen
  - Attic room & cellars
- Huge garage with upper floor
- Wind turbine generating income
  - In need of modernising

Directions

From the bottom of the M50 join the A449 towards Ross and at the next roundabout turn left on to the A40. Follow this road for around a mile passing the new developments and at the next major roundabout take 3rd exit towards Ross town centre. Take the first left turn on to Alton Road and follow this road to its conclusion and then turning left at the end on to the B4234 Walton Road. Proceed out of the town descending the hill and at the bottom turn left at Coughton also signposted to Howle Hill. After a short distance take the right turn signposted to Howle Hill and proceed for approximately 1.3 miles and Great Howle Farm is located on the left hand side.
The main house is comprising of 3 stories which is believed to date back to the 16th Century but in more recent years has had numerous extensions to the side and rear and is built of stone which matches perfectly the original building.

Entering through the main front door on the south-east elevation you arrive into the Reception Hall with fireplace; to the right is the dining room and to the left is the main living room again with fireplace. This appears to have been two rooms originally and although it has been extended to the side, the room is partially separated by a large double fireplace and chimney but with two large windows overlooking a large terrace and carp pond it lends itself to being opened up with bi-folding doors to create a fabulous room. Located off this is the fully equipped bar and a room previously used as a winery although it would make a lovely sun room with doors opening out on to the terrace.

On the East wing is the large kitchen/morning room, utility room and office and also access to the cellar and upper floors. There is a double cellar with decent head height and a door to the front with steps leading to the outside.
On the first floor are 6 double bedrooms, with one of the bedrooms having a further large room which could be a sitting room, dressing room or nursery and off this is en-suite bathroom. There are four further bathrooms on this level, one which is en-suite, one which is a "Jack & Jill" and then two stand alone serving the three bedrooms on the West wing.

Taking the stairs up to the 2nd floor you are greeted with a full length attic room which had previously had a full size snooker table in it and off this is a further bedroom with en-suite and another room which could be used as a sitting room or a further bedroom. As these rooms are in the attic there is a little loss of headroom around the eaves but is still a good space and with a little foresight could be turned in to a self contained flat (although the only access is currently through the main house).
**Detached Garage and Workshop**

This is a substantial building carved in to the rear garden providing a partially subterranean open fronted garage, workshop, kennel and storage area with large covered carport area to the front. This building has been created to provide exceptional space and could house quite a collection of vehicles.

On the first floor is a large room built to shell specification ready to be finished off for the required use although may require additional planning to be converted into ancillary accommodation but would make an amazing office/work space. There are two doors which access directly to the garden from this room.

A particular feature is the clock tower which adorns the roof.

**Grounds**

The only way to describe the gardens is “Spectacular” and had been a true labour of love by the previous owner during their 100 years of ownership although much of it was planted within the last 25 years. To the east is a raised garden with many beautiful specimen trees with rhododendron bushes and numerous other flora and fauna.

Continuing around to the north is further lawn gardens with a rear gated drive to provide a secondary entrance. This is also where the wind turbine is located.

As you continue walking to the west are further lawns, a wonderful flagstone terrace with carp pond and a large maturing orchard as well as a naturally filling wildlife pond. Returning to the front of the property, on the south side elevation, is a well stocked and mature wooded area providing screening and privacy. There is also a large stone built cascading waterfall and carp pond with four chambers and pathways leading back to the house.
We are advised that mains services are connected including electricity and water. There is a borehole which can be used by simply swapping over from one supply to the other. Private drainage to sceptic tank. Oil fired central heating to Cast Iron radiators.

We understand the property to be Freehold.

Council tax band: G

Wind turbine

We have been advised that the wind turbine generates circa £8000 - £10,000 income per annum and all the electricity generated is sold back to the grid. The electricity to the property is therefore purchased in the normal way from a supplier of the owners choice. The inverter and instrumentation for the turbine is located in the garage.

Location

Located in a rural position 3 miles south of Ross on Wye where you will find all the usual shopping, scholastic and sporting facilities attributed to modern market towns. However the property also lies on the edge of the world famous Royal Forest of Dean and River Wye and therefore offers many additional benefits associated with cycling, rowing, canoeing, walking and is considered to be one of the most beautiful Areas of Outstanding Natural Beauty (AONB) in the country. Served by the M50, A40 (Gloucester to Newport trunk road) and A49 to Hereford, Shrewsbury and The Midlands, this is an ideal location for commuting. Also mainline railway stations are located in nearby Hereford (20 miles), Gloucester (20 miles) & Newport (35 miles)

Services and Tenure

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Total area: approx 941.1 sq. Meters including garage complex (10129.4 sq. Feet)
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