



Tal Garth

Fernbank Road | Ross-on-Wye | Herefordshire | HR9 5RU

EQUESTRIAN PROPERTY

FINE & COUNTRY



Step inside

Tal Garth

Guide price £975,000

This beautiful piece of rural living yet one mile from town, comprises a spacious 3 bedroom semi detached barn conversion, 20 + acres of well maintained grounds, extensive equestrian facilities (detailed in full within the main description), woodland walks on your doorstep and incredible panoramas over surrounding countryside.

Ross-on-Wye is a renowned market town, often referred to as 'the birthplace of tourism', and benefits from a great selection of independent local businesses, with numerous outdoor pursuits on offer in the area. Several primary schools can be found in and around the town, as well as a large secondary school. Easy access to Gloucester and Cheltenham as well as the M50 and A40, allowing for a quick commute to Birmingham, Cardiff, Bristol and the Cotswolds

As you enter the property, you are welcomed into a hallway, with slate flagstone flooring, storage beneath the stairs, a recess for hanging coats and access to the ground floor cloak room with W.C and wash basin.

Living room

The living room is especially generous in size, whilst still feeling homely and cosy at the same time. There are three windows looking out to the rear garden, exposed

beams and an impressive stone fireplace with Charlton and Jenrik multi-fuel stove, acting as a great centrepiece.

Dining room

A good sized room with space for a large dining table and chairs, slate flagstone flooring and window to rear and front aspects.

Kitchen-breakfast room

A good sized kitchen with plenty of base and wall cupboards, worksurfaces, Rangemaster cooker with LPG hob, space and plumbing for appliances, fittings and flue for an oil fired Aga and slate flooring.

Utility

An archway in the kitchen leads into a utility room which provides additional space for appliances, with extra storage cupboards and worksurfaces. The controller for the air source heat pump is located here, as well as the electric boiler with boost and backup for the heat pump. Combined hot water tank and thermal store. A door leads outside to the rear garden.

Bedroom 1

The largest of the three bedrooms is a great size with windows looking out to rear gardens with views beyond, and built in wardrobes to one corner.



Bedroom 2

Another spacious double bedroom with a similar rear outlook over stable yard to the main bedroom, built in wardrobes and a wash basin to the corner.

Bedroom 3

Currently in use as a home office, the third bedroom offers built in wardrobes, plenty of space for a double bed and rear and front garden aspects with views over stable yard.

Bathroom

The bathroom is generous in size, and features a large corner shower cubicle with Grotherm wireless shower, freestanding acrylic bath, wash basin, W.C, heated towel rail and storage cupboards.

Agents notes

There is a public footpath running past the house and the stable yard. This path is not heavily used.

The vendor informs us the Internet speed is around 900 mbps

DIRECTIONS

Head out of Ross town centre along the Walford Road, passing the Prince of Wales on the right hand side. On reaching the crossroads, turn left on to Eastfield Road and then immediately right on to Fernbank Road. Follow this road for about half a mile, as it narrows to a forestry track, passing the entrance to Okell Drive on your left. Continue up the hill through the woods, and then upon entering the courtyard at the top, the property is found straight ahead with parking to the side and rear.





OUTSIDE

The property boasts a wonderful elevated position, and features a rear garden, extensive paddocks, woodland and incredible panoramic views, both towards Ross-on-Wye to the north and the Forest of Dean to the south. Wildlife is prolific in and around the woods, with badgers, fox, roe deer and a huge range of birds regularly sighted from the property itself.

A variety of beautiful woodland walks can be accessed within metres of the property, taking you around Chase Woods and Penyard Woods.

The garden to the rear is enclosed by fencing and shrubs, giving a sense of privacy, with sections of flat lawn, a patio area, a range of shrubs, water feature and a gateway leading to the land and equestrian facilities.

A separate 2 bedroom property (The Yaffles) is also available in the same location, please ask Agent for more details

Equestrian facilities

There are comprehensive equestrian facilities at the property, making it ideal for serious riders, all of which have been installed and meticulously maintained by the current owners. These include:

- 8 stables, including a washdown stable
- A well fitted tack room with mains electric fence energiser, wash basin, W.C, double glazed windows with security bars, insulated block walls, storage cupboards and drawers, master light switch to stables and outdoor security light with camera
- 60 m x 20 m menage, which has been upgraded and meticulously maintained by the current owners, with sand and PVC all weather surface, additional rubber topping and gently sloped for drainage
- Tomado wire horse fencing and electric top strand on paddocks
- Tap boxes providing water supply for near and far paddocks
- Gate into forestry with direct access for miles of out-riding
- Additional outbuildings include a 13.4m X 9.7m 3-bay agricultural barn, ideal for storing machinery, equipment and hay, as well as a large pole barn style lockable storage shed.
- Car port and ample parking for lorry, trailer etc.



Approximate Gross Internal Area
 Main House = 136 Sq M/1464 Sq Ft
 Outbuilding = 144 Sq M/1550 Sq Ft
 Total = 280 Sq M/3014 Sq Ft

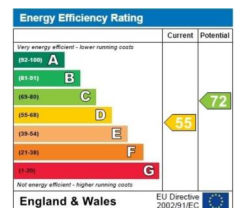


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 5RU | Tenure: Freehold | Tax Band: D | Authority: Herefordshire Council | Heating: Air source heat pumps | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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