

THE RUTHLANDS

ROWLESTONE • HEREFORDSHIRE



THE RUTHLANDS

ROWLESTONE • HEREFORDSHIRE

A private peaceful secluded setting with views to the Black Mountains

A Courtyard setting comprising main house with Living Room
Kitchen • Conservatory • Study/Bedroom • Utility Room/Bathroom
Boot Room • Three further bedrooms • Bathroom

Studio Barn with Living Room/ Kitchen • Bathroom
Two Bedrooms and a Further substantial stone barn

Modern Building incorporating stables • Machinery store
Lunging ring • Hay and straw store • Four large loose boxes
Tack and feed room • Gardens • Paddocks • Woodland

In all about 20.5 acres

Hereford 15 miles • Abergavenny 10 miles
Monmouth 16 miles • Hay on Wye 20 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important notice on the last page of the text.





Situation

The Ruthlands is tucked away in the heart of Welsh Border countryside and in an area of outstanding natural beauty. Peaceful and private and yet within close distance of key towns in the region, it provides all that the rural way of life aspires to be whilst being highly accessible. This is an ideal property for those that want to be in a stunning rural location with excellent equestrian facilities and exciting opportunities with the converted Barn as well as the large stone barn. Glorious walks and rides can be enjoyed in the surrounding countryside. There are excellent state schools in the area, culminating in Hereford Sixth Form College as well as private schools such as Hereford Cathedral School and the Haberdashers in Monmouth. Trains from Abergavenny are on the Cardiff/ Hereford/Shrewsbury line, with changes at Newport for London Paddington.

The Ruthlands

The property is hidden down a long drive. Passing the stable complex it approaches the house and swings into the attractive courtyard formed by the house, the converted barn (called the Studio Barn) and the traditional stone barn.

The Grade II Listed farmhouse dates back to the late 16th century, evidenced by the wooden bars on the windows, pre the days of glass. The large entrance Hall from the courtyard constructed over the original porch leads into the sizeable Living Room with a flag stone floor and large inglenook fireplace with a wood burning stove. The Study is presently used as a Bedroom off which is the Utility Room/ Showerroom. The Kitchen/Breakfast Room has a slate floor, oil fired Rayburn, walk in larder and back door and includes the Garden Room which is an extension to the Kitchen with fitted cupboards and sink and great views over the valley.

The spiral staircase leads up to a large oak panelled room. A further bedroom has been created in the following room opposite which is the family bathroom. Beyond is the main bedroom with its new oak floor. The spiral stair leads to the second floor where there is a further bedroom and store room.



Studio Barn

On the opposite side of the courtyard is The Barn with its stone tiled roof and attractive shuttered windows. This building was converted in 2004 and internally has an open planned living room/ kitchen/ Dining Room with a bathroom. There are two bedrooms one approached from ladder steps.

The Stone Barn

This is the third building of the courtyard which is a magnificent stone building some of which has a cobbled floor

Gardens and Grounds

Surrounding the house and within the courtyard the gardens are very attractive. There is a vegetable patch with a greenhouse close to the barn.

The Stables and Paddocks

The impressive and well designed modern building incorporates all that an equestrian establishment requires, but also gives flexibility for other uses. Currently there are four open sided large loose boxes between which is a tack and feed room. The building also incorporates an indoor lunging ring, hay and machinery stores. The loading ramp is also close by.

There are five paddocks all very accessible from the yard and the ground is well managed, clear of weeds and productive, as evidenced by the current owner who has bred 14 individual winners of many races both Flat and National hunt inc early 2 year old in the last 15 years. Every paddock has mains water and the margins are shaded by mature and semi-mature trees making for delightful vistas and walks. It is a naturalist's paradise.

Services

Mains (new pipe laid in 2010). Mains electricity. Both houses have their own private drainage and oil fired central heating. 5kw photovoltaic panels installed.

Fixtures and Fittings

The fitted carpets are included in the sale. Light fittings and curtains may be available by way of separate negotiation. The incomer will be expected to pay for any hay haylage straw and central heating oil at valuation.

Rights of Way

The property is sold subject to and with the benefit of any easements, wayleaves and rights of way that exist. Details of footpaths can be provided.



Viewing

Strictly by appointment through the agents:
Knight Frank – tel. 01432 273 087

Directions (HR2 0EB)

From Abergavenny take the A465 to Hereford.
At the village of Pandy turn left off the main road and
immediately right once over the bridge. Continue on this
road through Walterstone and after a further 2 miles turn
right at a T junction and take the next left.

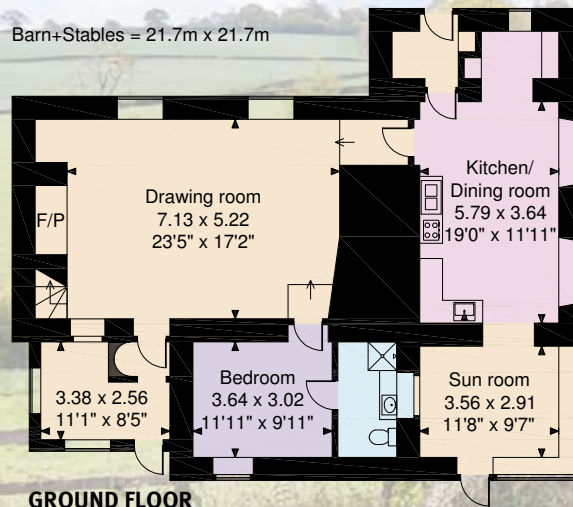


The Ruthlands, Rowlestone
APPROXIMATE GROSS INTERNAL FLOOR AREA

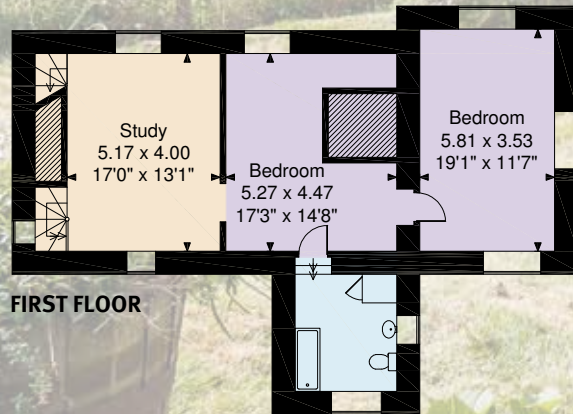
Main House = 235sq.m (2,527sq.ft)
 Outbuilding = 88sq.m (945sq.ft)
 Studio Barn = 54sq.m (584sq.ft)
 Total = 377sq.m (4,056sq.ft)



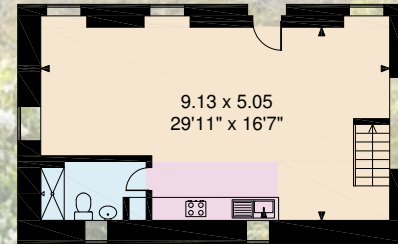
Barn+Stables = 21.7m x 21.7m



GROUND FLOOR



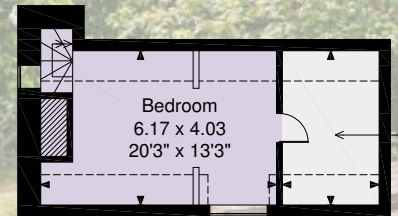
FIRST FLOOR



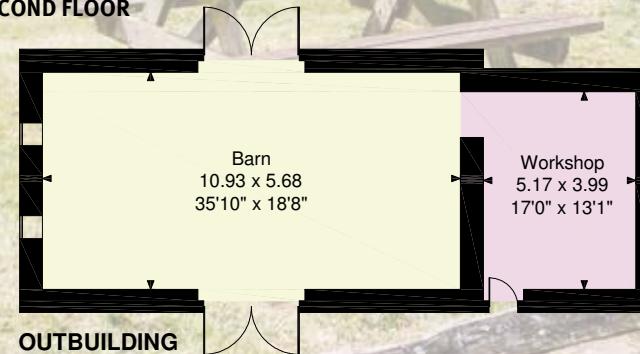
STUDIO BARN GROUND FLOOR



STUDIO BARN FIRST FLOOR



SECOND FLOOR



OUTBUILDING

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8289285/OHI

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



01432 273087

**22 Broad Street,
 Hereford HR 4 9AP
 hereford@knightfrank.com**

KnightFrank.co.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated April 2017. Photographs dated April 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.