



**WILDWOOD, BALLINGHAM ROAD, HOARWITHY, HEREFORDSHIRE.**  
Enjoying Village Location with Views Across The River Wye Set in About 0.4 acres.

## SITUATION

Hereford 8.5 miles, Ross-on-Wye 7.5 miles, Ledbury 13.5 miles, Monmouth 14 miles, Gloucester 24 miles, Cheltenham 40 miles, Cardiff 49 miles, Bristol 58 miles.

**Road Links:** A49 5 miles, M50 (Jct 3) 8 miles.

**Trains:** Hereford, Ledbury, Gloucester and Newport (both fast trains to London)

**International Airports:** Bristol 65 miles, Cardiff 64 miles & Birmingham Airport 73 miles.

**Wildwood** occupies a glorious rural village location with views across the River Wye and open countryside. The property benefits from excellent communications links with the M5, M50, M42, M40 and M4 motorways all within easy reach providing access to the Midlands, London and the South.

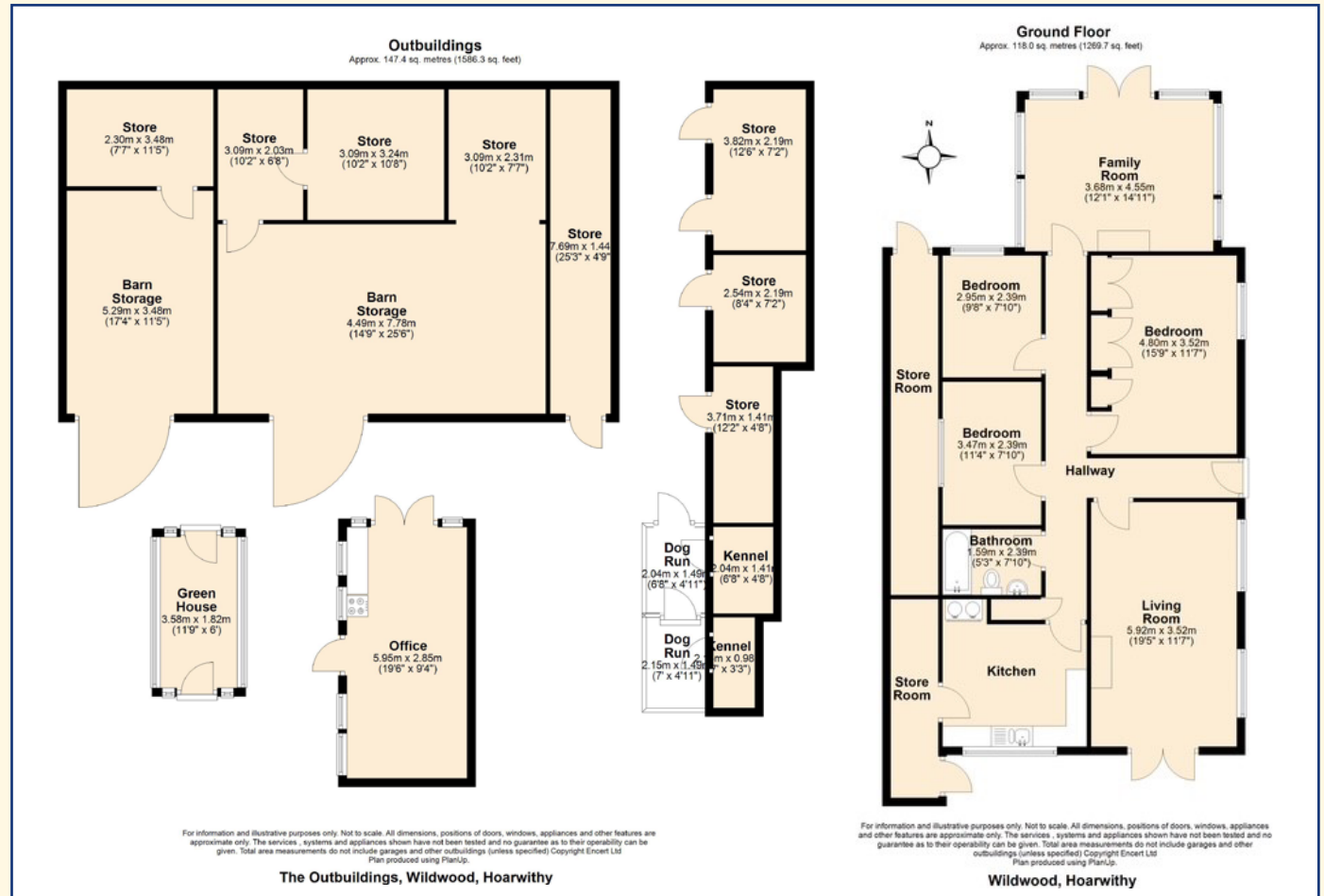
- Registered Smallholding.
- Kitchen/Breakfast room with Aga cooker.
- Three Bedrooms. Family Bathroom.
- Spacious Living Room & Family Room.
- Hallway, Utility, Storeroom.
- Garden Studio, Greenhouse.
- Range of timber buildings.
- Modern Agricultural barn, Parking for cars.

**Gardens & Grounds of approx. 0.4 Acres.**

**Education** Primary Schools are Little Dewchurch (3 miles) & Much Birch (5.5 miles), with Secondary School education at Hereford or the John Kyrle High School at Ross-on-Wye. There is an excellent selection of private schools in the area including Haberdashers Monmouth, Hereford Cathedral School, Howells at Cardiff, Kings Gloucester and Cheltenham College. For independent schools see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.mylocalschool.co.uk](http://www.mylocalschool.co.uk).

**Local, Sporting & Recreational** The thriving neighbouring village of Little Dewchurch offers village hall, primary school, public house, and church. Both Carey, Hoarwithy and Sellack have public houses and are within easy drive of the property. Hoarwithy Road (6.5 miles) has a post office & shop, supermarket, hairdresser and pharmacy. Hereford provides a broad range of shopping, educational and leisure facilities. For more extensive retail and cultural therapy at Cheltenham, Malvern and Worcester are easily accessible. The surrounding area offers a wealth of sporting and recreational opportunities.

The property is set within the Wye Valley, Area of outstanding Natural Beauty that includes nearby The Royal Forest of Dean and Symonds Yat, with excellent walking, cycling, outriding, and rock climbing with canoeing available on the River Wye at Hoarwithy. Golf is available at Hereford, Ross-on-Wye, Ledbury and Monmouth. The region is renowned for its strong equestrian industry and the property is well located for many competition centres. Horseracing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Local hunts include Ross Harriers and Monmouthshire.



## WILDWOOD

is a detached bungalow of block stone and timber frame constructed under a tiled roof, offering spacious family accommodation. Wildwood is ideal for anybody wanting to become self-sufficient, start glamping business (subject to planning) or just want space around them to enjoy nature.

The property is set back in its own private grounds with parking area to the side with steps leading up to the property.

Entrance is via a decking pathway to the front door into hallway, with doors leading off to all the principal rooms. The Living Room is a spacious dual aspect room with wood burner and views over the front of the property over the River Wye and beyond. The modern fitted Kitchen comprises a range of storage cupboards with Aga, door leads out to the utility with door to outside. The spacious Family Room with wood burner and tiled floor with door to outside. There is a spacious Main Bedroom with fitted wardrobes and 2 further bedrooms, family bathroom with shower and large airing cupboard.



## OUTSIDE

The garden is located to the side and rear of the property, with decking leading from the front around to the side. There is a lawned area with patio area and 8ft x 3ft pond, and steps to the greenhouse and vegetable area. Steps lead up to a paddock area with range of mature trees and the Studio. The Studio which could be utilised in several ways –Games Room, Office or Treatment Room, or annexe (subject to planning). To the other side of the property is the range of outbuildings that are currently used for tools, woodshed and dog kennels. The gravelled parking area for 3/4 vehicles below.

Opposite the bungalow is the separate gated entrance into the Agricultural Barn. The barn is ideal for rearing of suckler calves, sheep, pigs, equestrian or machinery. There is a small paddock area in front of the barn with parking for number of vehicles.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

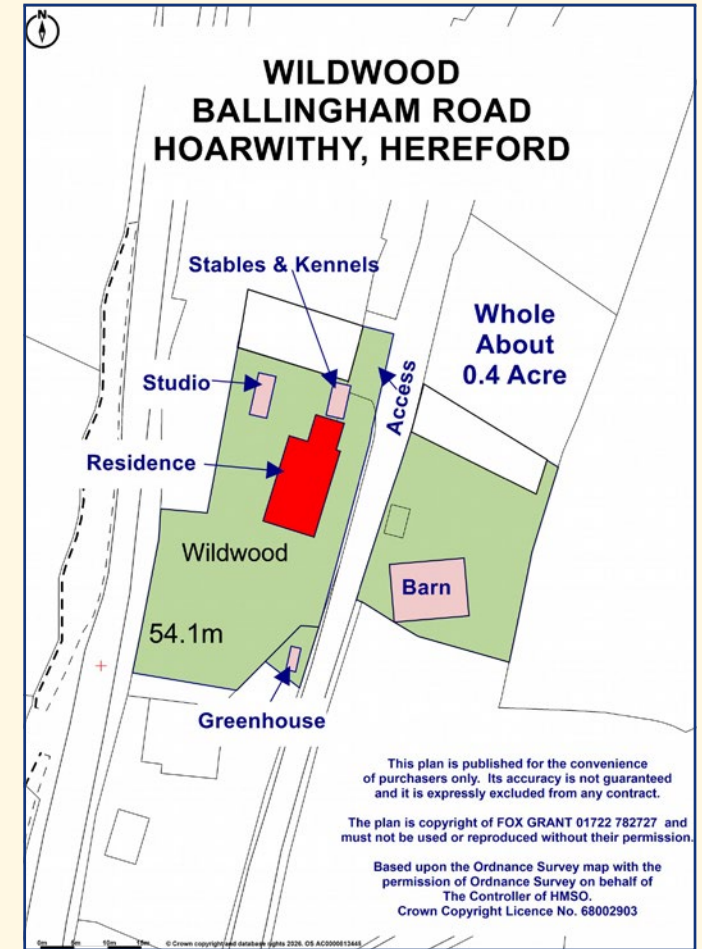
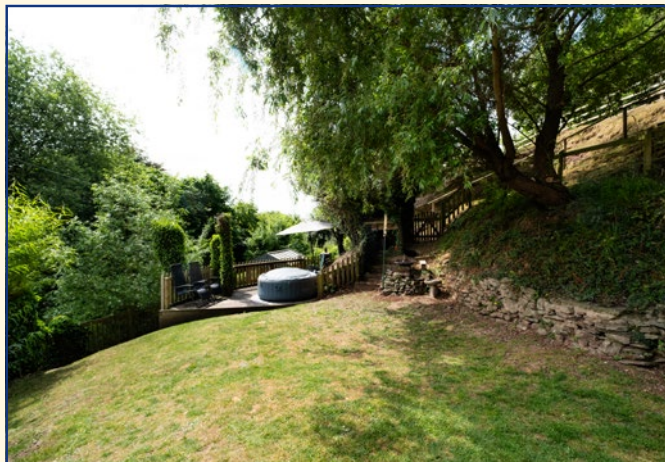
**LOCAL AUTHORITY:** Herefordshire Council 01432 266660

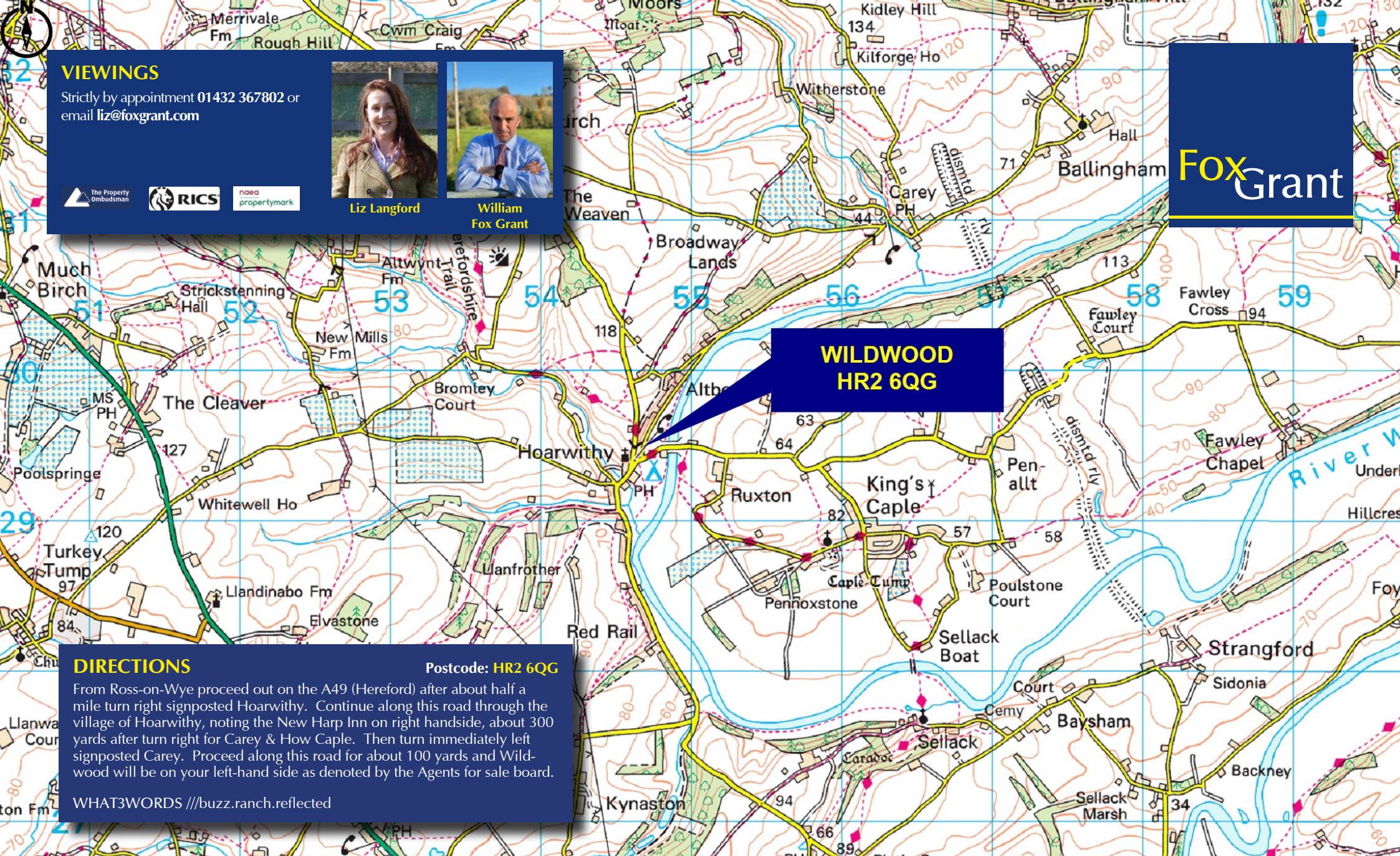
**COUNCIL TAX** D

**SERVICES** Mains electricity and water, private drainage, oil fired central heating. Solar Panels: There are 4.5 kw solar panels installed feeding the property that are owned. Tariff with Octopus Energy.

**FIXTURES & FITTINGS** Unless mentioned specifically by separate negotiation.

**TENURE** Freehold with vacant possession.





### VIEWINGS

Strictly by appointment 01432 367802 or email [liz@foxgrant.com](mailto:liz@foxgrant.com)



Liz Langford



William Fox Grant



**WILDWOOD  
HR2 6QG**

### DIRECTIONS

Postcode: **HR2 6QG**

From Ross-on-Wye proceed out on the A49 (Hereford) after about half a mile turn right signposted Hoarwathy. Continue along this road through the village of Hoarwathy, noting the New Harp Inn on right handside, about 300 yards after turn right for Carey & How Caple. Then turn immediately left signposted Carey. Proceed along this road for about 100 yards and Wildwood will be on your left-hand side as denoted by the Agents for sale board.

WHAT3WORDS ///buzz.ranch.reflected

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