

COUNTRY HOUSE HOLIDAY LET



ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HR

COUNTRY HOUSE OPERATING AS A HIGHLY SUCCESSFUL
HOLIDAY LET BUSINESS IN THE HEART OF THE WYE VALLEY

Grade II Listed 18th-Century Country House

Eleven en-suite bedrooms, multiple reception rooms, and a self-contained three-bedroom annexe

3.22 acres of landscaped gardens, woodland, and formal lawns

Stable Block and Coach House with conversion potential (subject to planning)

Near Ross-on-Wye and Monmouth, with excellent access to major cities

GUIDE PRICE: £1,450,000



PROPERTY OVERVIEW

An impressive Grade II listed 18th-century country house, beautifully positioned in a peaceful hamlet just off the A40 between Ross-on-Wye and Monmouth. Enjoying elevated views across the River Wye and the surrounding countryside, the property combines historic elegance with a proven, modern business model. Currently operated as a high-performing luxury holiday let, which has built a strong reputation for hosting large groups, including multi-generational families, corporate retreats, wellness groups, and celebratory gatherings. Its generous proportions, period features, and tranquil setting make it a sought-after destination, reflected in its excellent occupancy levels and strong forward bookings. Offering eleven en-suite bedrooms, extensive reception rooms, and a self-contained three-bedroom annexe, the property provides exceptional flexibility for group accommodation. Its blend of heritage charm and contemporary comfort has made it a standout performer in the large-group holiday-let market.



HOLIDAY LET BUSINESS

The current owners have successfully established the property as a well-run, income-generating holiday-let business, achieving consistently strong turnover and high occupancy levels. The property's ability to host sizeable groups, rare in the region, has positioned it as a premium choice for reunions, retreats, and special events.

The sale is offered as a going concern, complete with established marketing channels, operational infrastructure, and confirmed forward bookings, enabling a seamless transition for a new owner and immediate continuation of revenue.

Significant potential exists for further expansion. The stable block, coach house, and additional outbuildings offer scope for conversion into further self-contained units (subject to planning), creating opportunities to increase capacity and enhance returns in an already lucrative sector.



LOCATION

Ideally situated between the thriving market towns of Ross-on-Wye and Monmouth, the property benefits from excellent access to shops, restaurants, schools, and amenities. The Wye Valley is renowned for its outstanding natural beauty, drawing visitors year-round for walking, cycling, canoeing, and outdoor pursuits. Transport links are superb, with major road networks providing convenient access to Hereford, Gloucester, Bristol, Cardiff, and Birmingham. The location offers the perfect balance of rural tranquility and connectivity, an attractive combination for both leisure guests and corporate groups.



ACCOMMODATION

The property is entered via an attractive porch supported by two pairs of fluted columns, opening into an impressive and welcoming 35-foot reception hall. This grand space showcases an elegant open-well staircase with cast-iron balustrades and a polished mahogany handrail. From here, the principal reception rooms can be accessed, all featuring soaring 11'6" ceilings and traditional sash windows.

At the front of the house, the Drawing Room boasts a cast-iron fireplace with decorative tiled insets and a marble surround. It flows seamlessly through a wide archway, creating an ideal setting for entertaining. The rooms feature ornate coved ceilings and benefit from picturesque views, with the Drawing Room further enhanced by a charming walk-in bay window.

The expansive 26-foot Dining Room also enjoys these scenic views and opens directly onto the rear terrace through glazed double doors. The traditional cast-iron range adds warmth and character, while decorative coving continues the elegant theme. Towards the rear, the Games Room overlooks the terrace. The ambience balances traditional elegance with sociable comfort, making the Games Room a focal point of leisure and entertainment.

Off the main hallway are separate cloakrooms for ladies and gentlemen, reflecting the building's original design. The front-facing Study, formerly the hotel's bar, now offers a distinctive and character-filled space. A secondary corridor leads to the modern Breakfast Kitchen, fitted with sleek contemporary units and a stainless steel six-burner range cooker. Beyond this are a walk-in Pantry/Freezer Room, a well-equipped Laundry Room, and a spacious Storage Room.



ACCOMMODATION

On the first floor, five bedrooms line the corridor, each framed by large sash windows that flood the rooms with soft natural light while revealing enchanting views of the winding river, manicured gardens, and charming driveway beyond. The subtle variations in ceiling heights, window placements, and room proportions add a nuanced character to each space, ensuring a distinctive ambiance throughout. Every bedroom is thoughtfully paired with an en-suite bathroom, appointed with elegant fixtures and classic finishes that balance modern comfort with period charm.

A secondary hallway, featuring a part-glazed door and a window that invites additional daylight, leads to the original back staircase, a graceful nod to the property's history, providing discreet access between floors. Ascending to the second floor, the sense of tranquility and seclusion deepens. Here, further bedrooms continue to benefit from expansive views, some stretching across the serene river landscape, others overlooking the beautifully tended gardens. A well-equipped utility room serves this floor, offering convenience and functionality, while additional access to storage spaces, a fire escape, and roof areas further enhance the practical appeal of the wing.



FURTHER ACCOMMODATION

The Cottage is a charming, self-contained annexe attached to the main house, constructed in traditional red sandstone and set around a private walled courtyard garden. The property enjoys a delightful blend of historic character and practical living, with a stone outbuilding and a timber-clad gardener's loo adding to the charm and functionality of the outdoor space. A purpose-built brick BBQ offers an inviting area for outdoor dining and entertaining.

The entrance hall leads to stairs and ground-floor accommodation comprising three bedrooms, including a principal bedroom with a raised shower. Bedrooms two and three overlook the courtyard or garden.

On the first floor, a family bathroom provides a bath with shower, WC, pedestal basin, and storage. The kitchen offers garden views, laminated worktops, painted cabinets, an inset stainless steel sink, and space for a cooker, with a stable door opening onto a timber decked sun terrace.

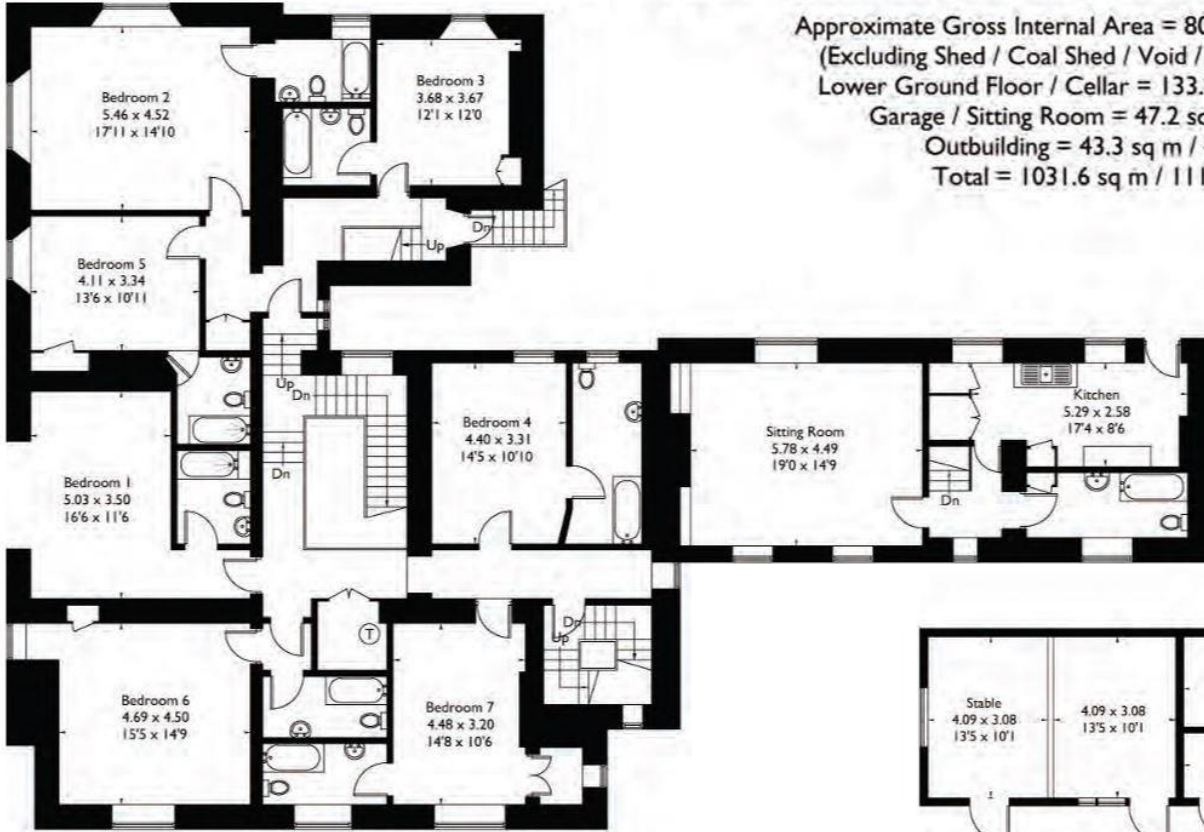
A spacious living and dining room completes the level, featuring a large picture window overlooking the garden, additional side windows, along with built-in shelved recesses.



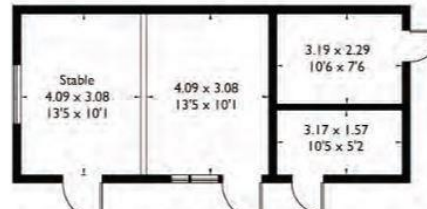
FLOOR PLAN



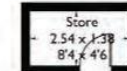
Approximate Gross Internal Area = 807.2 sq m / 8689 sq ft
 (Excluding Shed / Coal Shed / Void / Including Cottage)
 Lower Ground Floor / Cellar = 133.9 sq m / 1441 sq ft
 Garage / Sitting Room = 47.2 sq m / 508 sq ft
 Outbuilding = 43.3 sq m / 466 sq ft
 Total = 1031.6 sq m / 11104 sq ft



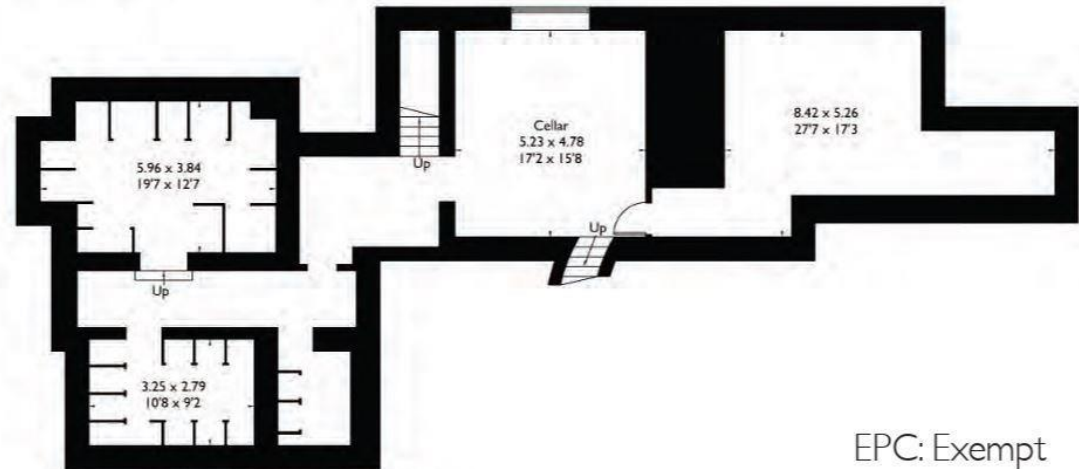
First Floor



(Not Shown In Actual Location / Orientation)
 Outbuilding



(Not Shown In Actual Location / Orientation)
 Outbuilding



Lower Ground Floor / Cellar

EPC: Exempt

GARDENS AND GROUNDS

Set within approximately 3.22 acres of beautifully landscaped grounds, the property enjoys a setting that blends natural beauty with refined outdoor living. The gardens have been thoughtfully designed to create a series of distinct yet harmonious spaces, offering both structure and tranquillity. Formal areas with mature planting provide year-round interest, while expansive lawns sweep out from the house.

To the rear, a generous flagstone terrace offers an elegant space for outdoor dining and entertaining. Positioned to catch the warmth of the afternoon and evening sun, it connects seamlessly with the garden, encouraging a relaxed and sociable atmosphere. Beyond the formal spaces, a peaceful stretch of woodland adds a sense of seclusion.

The property is approached directly from the A40 via a private driveway leading to an “in-and-out” entrance with two pairs of wrought iron gates. This opens onto an extensive gravelled parking area, with an additional spur leading to supplementary parking and garaging.



SERVICES

The property benefits from mains water, mains electricity, oil fired central heating and private drainage.

TENURE

Freehold with vacant possession upon completion of the sale.

GOING CONCERN

The property is offered for sale as a fully operational, income-generating business, complete with all necessary infrastructure, established marketing channels, and confirmed forward bookings. This enables a buyer to take over and immediately benefit from existing cashflow, with no downtime or set-up period.

COUNCIL TAX

Herefordshire Council Tax Band "G"

TIMBER, SPORTING AND MINERAL RIGHTS

We understand that the timber and mineral rights are included within the freehold sale. A third party has access to the woodland on the northside of the driveway for sporting purposes.

VENDORS AGENTS

Sunderlands 1862 LLP
Contact Tel: 01432 356161
Office opening hours:
Mon-Fri 9.00am-5.30pm
Sat 9.00am-12 noon
Tara Boulton
t.boulton@sunderlands.co.uk
07824 552830

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

MONEY LAUNDERING

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID. (Photo ID i.e. passport or driving licence and Residential ID for example current utility bill).

HEALTH AND SAFETY

Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP have any authority to make or give any representation or warranty whatsoever in relation to this property.
HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ.

DIRECTIONS

From Ross-on-Wye, follow the A40 towards Monmouth. After entering the 50 mph zone, continue a short distance until you pass the lay-by. Shortly beyond this point, take the left-hand turning for the driveway, located just before the A40 diner. This lane leads directly to the property, situated just off the A40 between Ross-on-Wye and Monmouth.

VIEWING

Strictly by appointment with the Agents.

CONTAMINANTS

The Vendors and their Agents accept no liability for any contaminants on the property.

EPC RATING

Exempt due to Grade II Listing.

DESIGNATIONS

The property is situated within the Wye Valley Area of Outstanding Natural Beauty and is situated within a Nitrate Vulnerable Zone.