



# Beeches

Upton Bishop, Ross-On-Wye, Herefordshire, HR9 7UD

## BEECHES

*Impressive Detached Six Bedroom Period House, with Integrated One Bedroom Ground Floor Apartment. Recently Renovated to an Exceptional Standard. Coach House with Two Bedroom First Floor Flat & Garaging. Over 7 Acres of Sweeping Lawns & Flat Paddocks. Productive Private Vineyard. Swimming Pool, Sauna, Superb Gym, Party Barn & Several Further Outbuildings & Stables. Situated in Rural Position within the Village of Upton Bishop close to Ross on Wye*

### THE PROPERTY – Ground Floor

- Elegant Entrance Hall with Restored Original Tiled Floor
- Impressive 30 ft Drawing Room & Dining Room with Large South Facing Windows, Parquet Wood Floor. Traditional Fireplace with Woodburner. Walk in Drinks Pantry
- Large Comfortable Sitting Room with South Facing Window & Glazed Door to Covered Terrace, Parquet Wood Floor, Bespoke Shelving for Books/Games & Television, Door to
- Superbly Light Fully Fitted Kitchen with Integrated Pantry Cupboard, Two Ovens, Central Breakfast Island with Wine Fridge & Induction Hob. Underfloor Heating, French Doors Open to
- Covered Terrace/Outdoor Seating Overlooking the Front Lawn & Swimming Pool
- Third Reception Room/Study with Window Overlooking Front Drive & Lawn with Door to Family Sitting Room
- Downstairs Cloakroom
- Fully Fitted Utility Room within Original Laundry Room, Back Stairs & Door to Internal Ground Floor Apartment
- Impressive Cellarage with Bespoke Wine Storage

### THE PROPERTY – Ground Floor Apartment

- Sitting Room
- Double Bedroom
- Bathroom
- Kitchen
- Independent Rear Entrance



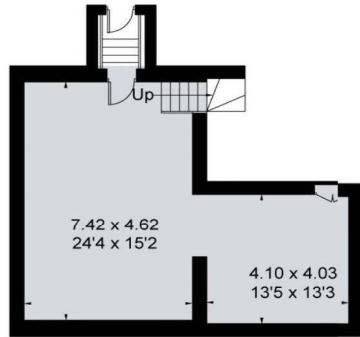
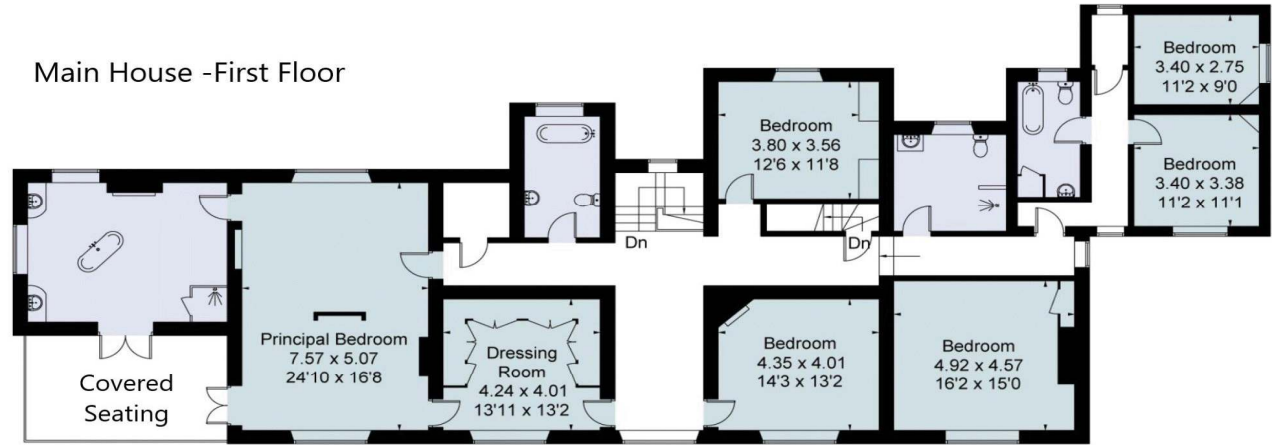


Approximate Area = 580.9 sq m / 6253 sq ft  
 Including Limited Use Area (0.9 sq m / 10 sq ft)  
 Outbuildings = 192.3 sq m / 2070 sq ft  
 Total = 773.2 sq m / 8323 sq ft  
 For identification only. Not to scale.

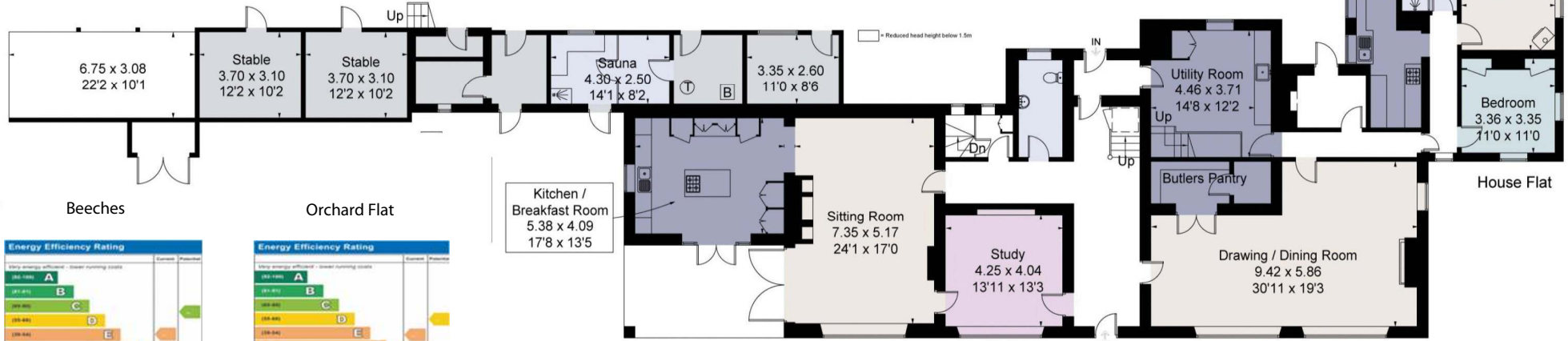
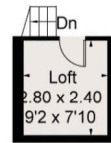
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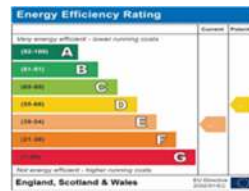
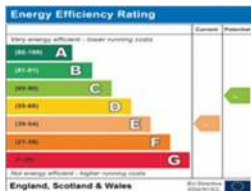
Main House - First Floor



Cellar



Main House - Ground Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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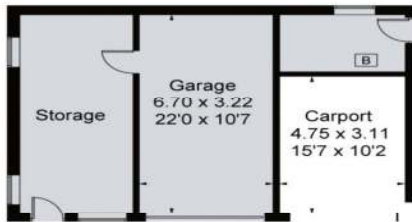
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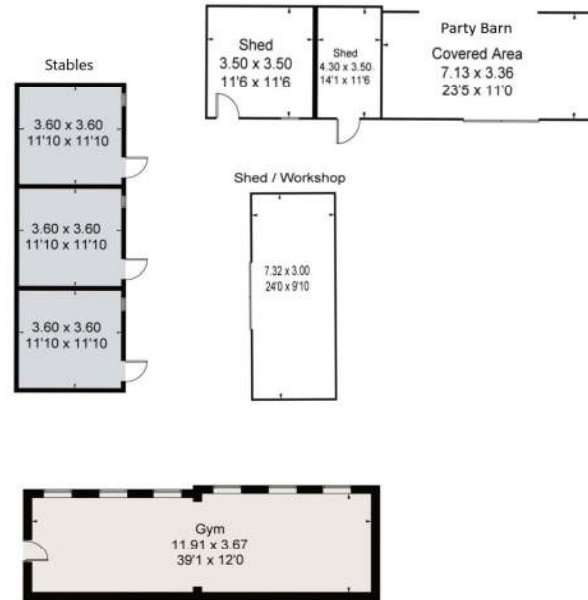
## OUTBUILDINGS



Coach House - First Floor



Coach House - Ground Floor



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## THE PROPERTY – First Floor

- Large Light Landing with Window Overlooking Front Lawn
- Beautiful Main Bedroom Suite Including
- Sumptuous Triple Aspect Bedroom with Seating Area
- Fully Fitted Dressing Room
- Luxurious Ensuite Bathroom with Contemporary Slipper Bath & Separate Shower
- Large Balcony Overlooking Lawns & Front Drive with French Doors from both Bedroom & Bathroom
- Separate Toilet
- Three Further Large Double Bedrooms
- Family Bathroom with Roll Top Bath
- Shower Room with Large Walk in Shower
- Corridor Leads to Guest Suite with
- Two Further Bedrooms &
- Family Bathroom with Separate Shower

## THE OUTBUILDINGS

- Coach House with Parking & Store Room Below & Two Bedroom Apartment Above
- Beautifully Converted Stone Barn Currently Used as a Fully Equipped Gym but Offering Versatility of Use
- Numerous Brick & Stone Stores & Woodstores
- Party Barn Overlooking Vineyard with Woodburner & Fire Pit
- Second Wooden Clad Barn/Workshop with Light & Electric
- Further Outbuildings including Three Small Stables & Stores



## THE OUTSIDE

- Heated Swimming Pool & Sauna
- 7.85 Acres of Sweeping Lawns & Grounds including
- Private & Productive Vineyard
- Approx 4 Acres of Fenced Paddocks
- Attractive Part Walled Front Garden
- Walled Kitchen Garden with Greenhouse
- Variety of Impressive Mature Trees

## THE SITUATION

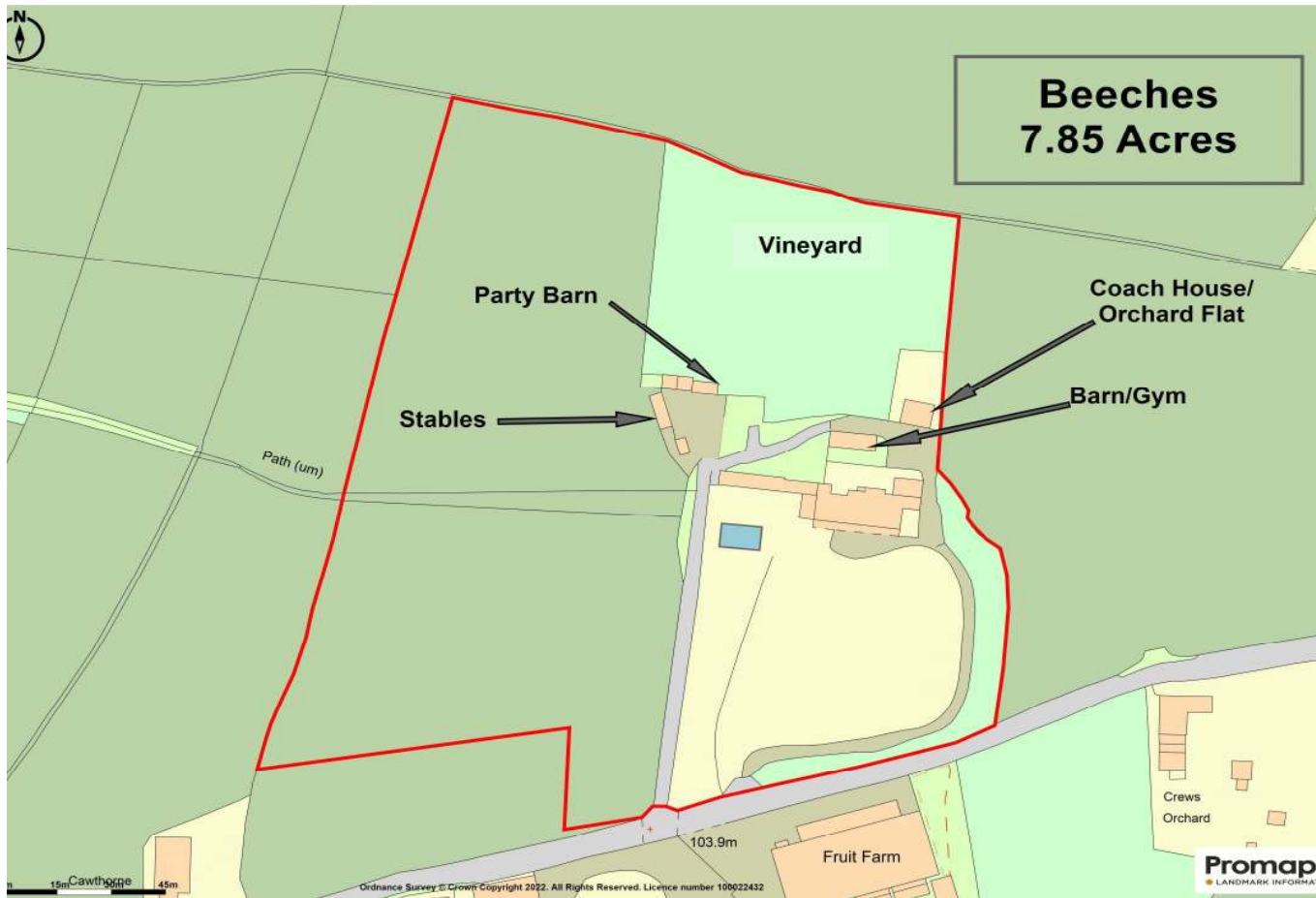
- Rural Location within the Village of Upton Bishop
- Walking Distance to Village/Farm Shop & The Moody Cow Gastro Pub
- 3.5 Miles to Ross on Wye with Local Amenities
- 12 Miles to Ledbury with Mainline Station
- 14 Miles to Hereford & Monmouth
- 2 Miles to M50 Junction 1 & Junction 3

## PRACTICALITIES

- Main House: Council Tax Band G – Herefordshire Council
- Flats: Council Tax Band A – Herefordshire Council
- Double Glazing Throughout
- Mains Electricity & Water
- Private Drainage
- Oil Fired Central Heating
- Full Fibre Broadband









## POSTCODE & DIRECTIONS

What3Words: bitters.widgets.ghost

HR9 7UD .Sat Nav is Accurate . From the M50 take Junction 3 and follow the B4221 towards Hereford & Upton Bishop. After 1.7 miles just after the Village Hall turn sharp right towards Kempley & Dymock. The main gates to the house are on the left hand side after about 100 yds.

From the West, at the roundabout for the M50/A40/A449 take the second exit to Upton Bishop on the B4221. Continue for 1.8 miles, at the Moody Cow junction go straight on and then bear left to Kempley & Dymock. The main gates to the house are on the left hand side after about 100 yds.

## VIEWING ARRANGEMENTS

Strictly by appointment with the joint agents:

Country & Classic: 01531 888388

Savills: 01242 548000



Savills Cheltenham  
The Quadrangle,  
Imperial Square,  
Cheltenham GL50 1PZ  
[cheltenham@savills.com](mailto:cheltenham@savills.com)  
01242 548 000

  
COUNTRY  
&  
CLASSIC

Tel: 01531 888388 or 07879 630396

Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)





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