



Pughs

**DEVELOPMENT AT FIELD FAYRE HOUSE
HOLE IN THE WALL, FOY
ROSS-ON-WYE, HR9 7JN**

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HOLE IN THE WALL
FOY
ROSS ON WYE
HR9 7JN**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,
Ross Road, Ledbury, HR8 2LP
Tel: (01531) 631122 Fax: 631818
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Website: www.hjpugh.co.uk

A superb bespoke conversion of a former activity centre divided into five individual properties allowing the buyers to enjoy and live within the stunning Herefordshire countryside with canoe rights onto the River Wye. Estimated completion of July 2021.

GUIDE PRICES

UNIT 1 – £525,000

UNIT 2 – £500,000

UNIT 3 – £450,000

UNIT 4 – £325,000 - SSTC

THE PENTHOUSE - POA

VIEWING HIGHLY RECOMMENDED

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Zoopla.co.uk

UNIT 1, FIELD FAYRE HOUSE, HOLE IN THE WALL, FOY, ROSS ON WYE, HR9 7JN

A newly converted four bedroom, three storey end terrace property. Finished to a high end spec located in a bespoke conversion within the stunning Herefordshire countryside

ENTRANCE

Composite door to

HALLWAY

LAUNDRY ROOM 1.9m x 1.9m

Comprising newly fitted wall and base units, space and plumbing for appliances, housing gas fired central heating boiler (with 10 year guarantee).

BEDROOM 3.9m x 2.6m

REAR HALLWAY

With stairs off and storage area under, rear door to garage

GARAGE 6.3m x 5.2m

With electric sectional door to rear which will be controlled with key fob and key pad.

SHOWER ROOM 1.9m x 1.8m

Brand new white suite comprising shower cubicle, hand basin and W.C, part tiled walls, heated towel rail, vinyl flooring

FIRST FLOOR LANDING AREA

Stairs up to second floor

LIVING AREA 6.3m x 5.3m

DINING AREA 4.1m x 2.6m

KITCHEN AREA 3.9m x 2.3m

Comprising fitted wall and base units incorporating sink unit and drainer, solid worktop, integral dishwasher, four ring induction hob with extractor over, double oven, integral fridge freezer, laminate flooring

SECOND FLOOR LANDING AREA

MAIN BEDROOM 4.7m x 4.1m

Radiator

ENSUITE 2.6m x 2.2m

Brand new white suite comprising shower cubicle, W.C, vanity unit, heated towel rail, part tiled walls, vinyl flooring

BEDROOM 4.5m x 2.7m

Radiator

BEDROOM 3.9m x 3.5m maximum

Radiator

BATHROOM 2.5m x 2.2m

Brand new white suite comprising bath, W.C, vanity unit, heated towel rail, part tiled walls vinyl flooring

OUTSIDE

Shared access leads to the rear garage. At the side of the property is additional parking for two vehicles. The rear garden comprises gravel area with terrace garden with gabion retaining wall with lawn area above. A further two car parking spaces are allocated in the overflow car park.

SERVICES

We understand from the Vendors that mains water and electricity and private shared drainage is connected to the property. Telephone subject to BT regulations. A shared Calor gas tank that is separately metered for each property supplies gas central heating which can be controlled via an App. TV freesat aerial and mobile Wifi is connected to this property.

COUNCIL TAX

TBC

(Herefordshire Council 01432 260000)

PRICE £525,000



UNIT 2, FIELD FAYRE HOUSE, HOLE IN THE WALL, FOY, ROSS ON WYE, HR9 7JN

A newly converted three bedroom, three storey mid terrace property. Finished to a high end spec located in a bespoke conversion within the stunning Herefordshire countryside

ENTRANCE

Composite door to

HALLWAY

OFFICE 3.9m x 2.3m

LAUNDRY ROOM 3.9m x 2.3m

Comprising newly fitted wall and base units, space and plumbing for appliances, housing gas fired central heating boiler (with 10 year guarantee).

REAR HALLWAY

With stairs off and storage area under, rear door to garage

GARAGE 6.2m x 5.2m

With electric sectional door to rear which will be controlled with key fob and key pad.

CLOAK ROOM 2.3m x 1.8m

Brand new white suite comprising vanity unit and W.C, part tiled walls, heated towel rail, vinyl flooring

FIRST FLOOR LANDING AREA

Stairs up to second floor

LIVING AREA 6.2m x 5.3m

DINING AREA 2.4m x 2.6m

KITCHEN AREA 6.2m x 3.9m

Comprising fitted wall and base units incorporating sink unit and drainer, solid worktop, integral dishwasher, four ring induction hob with extractor over, double oven, integral fridge freezer, laminate flooring

SECOND FLOOR LANDING AREA

MAIN BEDROOM 4.2m x 3.9m

Radiator, built in wardrobe

ENSUITE 3.1m x 1.8m

Brand new white suite comprising shower cubicle, W.C, vanity unit, heated towel rail, part tiled walls, vinyl flooring

BEDROOM 5.3m x 3.1m

Radiator

BEDROOM 3.9m x 3.0m

Radiator

BATHROOM 3.2m x 1.8m

Brand new white suite comprising bath, W.C, vanity unit, heated towel rail, part tiled walls, vinyl flooring



OUTSIDE

Shared access leads to the rear garage. The rear garden comprises gravel area with terrace garden with gabion retaining wall with lawn area above. A further two car parking spaces are allocated in the overflow car park.

SERVICES

We understand from the Vendors that mains water and electricity and private shared drainage is connected to the property. Telephone subject to BT regulations. A shared Calor gas tank that is separately metered for each property supplies gas central heating which can be controlled via an App. TV freesat aerial and mobile Wifi is connected to this property.

COUNCIL TAX

TBC

(Herefordshire Council 01432 260000)

PRICE £500,000



UNIT 3, FIELD FAYRE HOUSE, HOLE IN THE WALL, FOY, ROSS ON WYE, HR9 7JN

A newly converted three bedroom, three storey mid terrace property. Finished to a high end spec located in a bespoke conversion within the stunning Herefordshire countryside

ENTRANCE

Composite door to

HALLWAY

LAUNDRY ROOM 1.9m x 1.9m

Comprising newly fitted wall and base units, space and plumbing for appliances, housing gas fired central heating boiler (with 10 year guarantee).

BEDROOM 3.9m x 2.6m

REAR HALLWAY

With stairs off and storage area under, rear door to garage

GARAGE 6.4m x 5.2m

With electric sectional door to rear which will be controlled with key fob and key pad.

SHOWER ROOM 1.9m x 1.8m

Brand new white suite comprising shower cubicle, vanity unit and W.C, part tiled walls, heated towel rail, vinyl flooring

FIRST FLOOR LANDING AREA

Stairs up to second floor

LIVING AREA 6.3m x 5.3m

DINING AREA 4.4m x 2.6m

KITCHEN AREA 3.9m x 2.2m

Comprising fitted wall and base units incorporating sink unit and drainer, solid worktop, integral dishwasher, four ring induction hob with extractor over, double oven, integral fridge freezer, laminate flooring

SECOND FLOOR LANDING AREA

MAIN BEDROOM 3.9m x 3.8m

Radiator

WALK IN DRESSING AREA 2.5m x 1.4m

ENSUITE 2.3m x 2.2m

Brand new white suite comprising shower cubicle, W.C, vanity unit, heated towel rail, part tiled walls vinyl flooring

BEDROOM 3.9m x 3.7m

Radiator

BATHROOM 2.9m x 2.2m

Brand new white suite comprising bath, W.C, vanity unit, heated towel rail, part tiled walls, vinyl flooring

OUTSIDE

Shared access leads to the rear garage. The rear garden comprises gravel area with terrace garden with gabion retaining wall with lawn area above. A further two car parking spaces are allocated in the overflow car park.

SERVICES

We understand from the Vendors that mains water and electricity and private shared drainage is connected to the property. Telephone subject to BT regulations. A shared Calor gas tank that is separately metered for each property supplies gas central heating which can be controlled via an App. TV freesat aerial and mobile Wifi is connected to this property.

COUNCIL TAX

TBC

(Herefordshire Council 01432 260000)

PRICE £450,000



UNIT 4, FIELD FAYRE HOUSE, HOLE IN THE WALL, FOY, ROSS ON WYE, HR9 7JN

A newly converted three bedroom, two storey end terrace property. Finished to a high end spec located in a bespoke conversion within the stunning Herefordshire countryside

ENTRANCE

Composite door to

HALLWAY

With vertical radiator, wood effect laminate flooring

CLOAKROOM 1.7m x 1.4m

White suite comprising bidet, sink and W.C, vanity units, gas fired central heating boiler, tiled splashbacks, vinyl flooring

KITCHEN/LIVING AREA 7m x 6.7m

With aluminium glazed doors to front garden, radiator and further two radiators, three glass shelves with LED coloured lighting, brand new fitted wall and base units incorporating stainless steel sink unit and drainer, solid worktop, integral dishwasher, washing machine, electric oven, coffee machine, four ring induction hob with extractor over, LED light under worktops, tiled splashbacks, laminate flooring, pendant over breakfast bar lighting

FIRST FLOOR

LANDING

Radiator, access to loft hatch

MAIN BEDROOM 3.8m x 3.2m maximum

With reduced head height, radiator, velux window, exposed timbers and beams with Mi LED coloured lighting above beams

BEDROOM TWO 3.8m x 2.6m

Radiator, velux window, exposed timbers and beams with Mi LED coloured lighting above beams

BEDROOM THREE 2.9m x 2.4m Maximum

With reduced head height, radiator, velux window, exposed timbers and beams with Mi LED coloured lighting above beams

BATHROOM 2.4m x 1.9m

Brand new white suite comprising W.C, vanity unit, P shaped bath with shower attachment over, heated towel rail, tiled walls, glass shower screen, velux window, mirror, flooring, exposed timbers and beams with Mi LED coloured lighting above beams

OUTSIDE

A private rear garden is accessed via a pair of wooden gates with gravel parking area, lawn and terrace garden with gabion retaining wall.

SERVICES

We understand from the Vendors that mains water and electricity and private shared drainage is connected to the property. Telephone subject to BT regulations. A shared Calor gas tank that is separately metered for each property supplies gas central heating which can be controlled via an App. Mobile Wifi is connected to this property.

COUNCIL TAX

TBC

(Herefordshire Council 01432 260000)

PRICE £325,000



THE PENTHOUSE, FIELD FAYRE HOUSE, HOLE IN THE WALL, FOY, ROSS ON WYE, HR9 7JN

A newly converted two bedroom penthouse apartment with far reaching views down the River Wye

WITH PEDESTRIAN BRIDGE TO GENEROUR BALCONY AREA ENTRANCE

Hardwood door to

ENTRANCE LOBBY

Under floor heating, with stairs up with automatic LED lighting to,

HALLWAY

under floor heating

OPEN PLAN KITCHEN/LIVING ROOM

11.8m x 10.7m maximum

With reduced head height, two velux windows, two aluminium sliding patio doors with Juliette balcony, exposed timbers and beams with Mi LED coloured lighting above beams, brand new fitted wall and base units incorporating sink unit and drainer, solid worktop, breakfast island, integral dishwasher, four ring induction hob with extractor over, double oven, integral fridge freezer and washing machine, Karndean flooring with under floor heating

BEDROOM 4.6m x 3.8m

With aluminium sliding patio doors with Juliette balcony, under floor heating

BEDROOM 4.8m x 3.8m maximum

Reduced head height, exposed timbers and beams, velux window, under floor heating

WALK IN WARDROBE

Exposed timbers and beams

ENSUITE 3.9m x 3.8m maximum

With reduced head height, brand new white suite comprising walk in shower cubicle, W.C, vanity unit, part tiled walls, heated towel rail, under floor heating, vinyl flooring

BATHROOM 2.3m x 1.8m

Brand new white suite comprising bath, W.C, vanity unit, part tiled walls, heated towel rail, under floor heating, vinyl flooring

OUTSIDE

A private driveway will lead to a double garage with turning area in front. The garden consists of a lawned area with access to bridge leading to front door

SERVICES

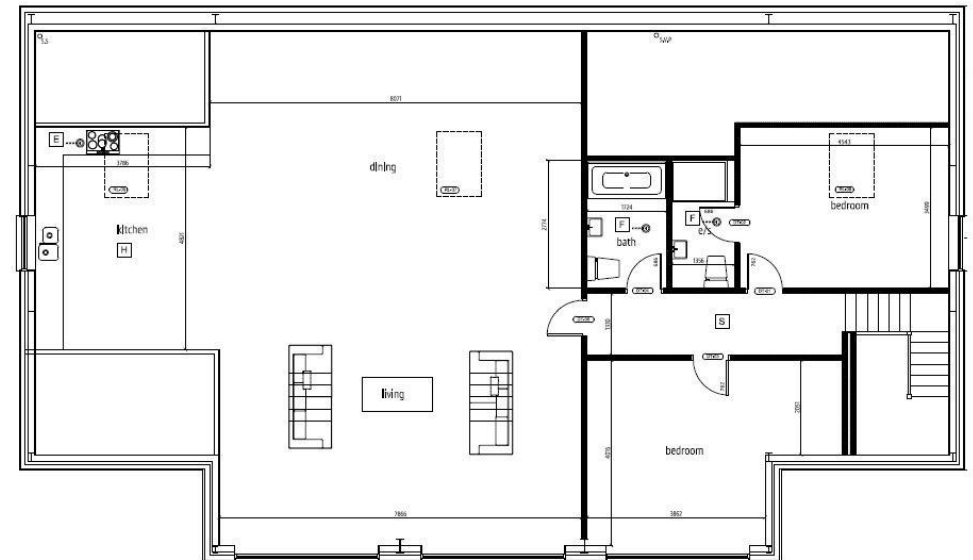
We understand from the Vendors that mains water and electricity and private shared drainage is connected to the property. Telephone subject to BT regulations. A shared Calor gas tank that is separately metered for each property supplies gas under floor heating. Mobile Wifi is connected to this property.

COUNCIL TAX

TBC

(Herefordshire Council
01432 260000)

PRICE ON APPLICATION



VIEWING OF PROPERTIES

Strictly by appointment with the sole agents Pughs.
Tel. 01531 631122
Out of office hours 07836320330 James Pugh

TENURE

We understand from the Vendors that the properties are Leasehold

ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

DIRECTIONS

From the A449 Ross to Ledbury turn towards How Caple and Hereford onto the B4224. Continue along this road before turning left towards Fawley and Hoarwithy. Go past How Caple Court then turn left at the next crossroads towards Hole in the Wall. Proceed for approximately 2 miles, go over the cattle grid and the development will be located on the left as indicated by our for sale board.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken April 2021

