

# FINE

STONEWAY HOUSE, BISHOPSWOOD

## A TOUCH OF PROVENCE



THE WEAVERS WERE NOT EVEN INTENDING TO MOVE TO THE AREA, BUT WHEN THEY SAW THIS IDYLIC 19TH CENTURY COUNTRY HOME, THEY COULD NOT RESIST IT'S STUNNING VIEWS AND POOL ... YOU COULD ALMOST IMAGINE YOU WERE IN PROVENCE

FOUR BEDROOMS, HEATED POOL, DOUBLE GARAGE

# STUNNING SCENES

Nestled into the hillside with stunning elevated views, this wonderful 19th century country home is sure to charm, especially with its added lifestyle attractions of pool, paddock and work from home opportunities.





**PROPERTY  
SUMMARY**

- Detached cottage dating circa 1850 set in area of Outstanding Natural Beauty
- Four reception rooms; kitchen/breakfast room and utility room
- Four bedrooms and two bathrooms
- Accommodation extends to approximately 2,766sq.ft
- Established grounds and south facing aspects enhance the setting
- Heated outdoor swimming pool with decked terrace area
- Paddock with potential for stabling (STPP)
- Double garage; office; ancillary outbuildings
- Potential fishing rights



# PRECIOUS FIND

**Peter and Suku Weaver relax next to their swimming pool, looking out across the breathtaking, tranquil Wye Valley - and reflect on how they could so easily have been living somewhere else.**

**B**ut an unscheduled stop, followed by a stroke of luck, saw the couple's story take an unexpected twist - and now, as they prepare for the next chapter in their tale, they agree life at Stoneway House has been very happy indeed.

"We were moving from Oxford to find some good, clean air and had found a home near Malvern, but it fell through," explained Peter. "We were passing through this area on the way back and decided to stop for a cup of coffee - and just happened to see this house in an estate agent's window with a sold subject to contract sign on it. "We knew we would love it and so went in to say that if it fell through we were interested. Three days later we had a call to say that had happened. Two and a half weeks later, we were in."

## THE EDGE OF THE WORLD

Stoneway House is thought to date back to around 1850. It would originally have been a farm worker's cottage but over the years has been extended substantially.

"It was part of a cider apple growing estate and this house would have been lived in by those picking the fruit and looking after the trees," said Peter. "It is right on the edge of Bishopswood and the Forest of Dean, which is what first caught our eye. "This is an area of Outstanding Natural Beauty. We are tucked away down a private lane, surrounded by the beautiful tree lined valley, and it feels as if we are on the edge of the world."

## SUNSHINE AND VIEWS

The four bedroom house did need some work but the couple were attracted by the size of the rooms, the storage space the house offered and the potential for working from home, as well as the stunning location. "There was a huge office that I could work in during the day and then lock up and leave behind me when I had finished. I knew it would be ideal - and it has been wonderful," said Peter.

Work carried out on the property included renovation of the kitchen. Arranged on two levels, this now features wooden units and a range-style cooker. "The kitchen is very much in keeping with the style and age of the house," said Suku. "There's plenty of space for us to work happily in there together, preparing a meal. The room is also south facing so it is wonderfully sunny, and there is a beautiful view down towards the river. To be honest, it's a joy to be in there cooking."



#### CHAMPAGNE LIFESTYLE

Most of the rooms at Stoneway House are south facing. Favourite spots for relaxing and soaking up the sunshine all year round include the sitting room and the conservatory. "In the winter we light the fire in the sitting room and curl up in front of it or settle down to watch television," said Suku. And Peter added: "The conservatory is also lovely in the winter. Sometimes in the winter we take a bottle of bubbly in there and sit and watch the snow falling. In the summer it's wonderful to watch the birds in the sky and the river flowing past!"

#### GARDEN PARTIES GALORE

Friends and family love visiting the house, and spending time both inside and out. In the summer, they wander into the garden with food and drinks, enjoying the beautiful views, swimming and chatting by the pool. "It's so relaxing here. People always comment on how calm it is. It feels very secluded and private too," said Peter. As well as the office, garage and workshop, the house has a pool room. This, stressed Peter, could possibly be transformed into a sauna. "There's lots of potential to take things further here," he added.

#### MOUNTAINS AND MIST

Peter and Suku are moving abroad but are in no doubt they will miss Stoneway House and its fabulous Herefordshire situation. "This must be one of the most attractive places you could possibly live in," said Peter. "There is nothing quite like looking out of the window in the early morning, watching the mist rolling up the valley and the mountains rising up out of it. "Everything is calm and the valley glistens in the early morning light. It really is awe-inspiring and uplifting, and I feel it has been a real privilege to have lived here."

*"This must be one of the most attractive places you could possibly live in".*

FINE

# BRIMMING WITH CHARACTER



---

“The dining room is wonderful for dinner parties. We have had lots of celebrations in there over the years, including children’s birthday parties and anniversaries”.



#### GROUND FLOOR ACCOMODATION

The incredibly grounds and views that envelop Stoneway House will be a pleasant distraction from the home’s wonderful character and is sure to impress.

The light and airy reception hallway is complemented by its exposed floorboards and guides you to its turning staircase and to the first floor. As you enter the sitting room, to your left, your eyes are immediately caught by the views over the River Wye and surrounding hillsides, there’s an access door that leads to the rear garden. Character is lent by the exposed floorboards, a brick built fireplace and hearth with oak beam and timber mantle with a beamed ceiling. To the far wall the entrance to the tiled floor study can be found.

Travelling back through the hallway you are met by the dining room. It’s a lovely room, complemented, again, by its views over the rear garden towards the River Wye and surrounding hillsides. It has an exposed stone chimney breast with oak beam and Jotul stove, tiled flooring, a storage cupboard and the access to the conservatory. This wonderful room has a magnificent perspective and serves to emphasize the home’s unique position.

Walking through the dining room, you come across the kitchen/breakfast room. Arranged over two levels, it has oak fronted cabinets to both floor and walls, featuring glazed cupboards, contrasting worktops with concealed lighting, tiled splash-backs and inset incorporate a Franke sink with mixer tap. There’s space for a Leisure range style cooker with concealed cooker hood over and an integrated Siemens dishwasher and fridge/freezer. The room is completed by its beamed ceiling, ceramic tiled flooring, an alcove bookshelf with lighting and entrance to the utility room.

#### FIRST FLOOR

Walking up the stairs you are met with elevated views over the rear garden and exposed pine floorboards. The four spacious bedrooms are situated on this floor. Two of the bedrooms have ornate fireplaces. The master bedroom has an en-suite with a fitted, modern three piece white suite comprising of a wide shower cubicle with Grohe shower unit, pedestal wash hand basin inset to a vanity unit.

*“Its so relaxing here. People always comment on how calm it is. It feels very secluded and private too”.*



*“In the summer it’s wonderful to watch the birds in the sky and the river flowing past”.*



STONEWAY HOUSE, BISHOPSWOOD



#### SETTING THE SCENE

**W**illow, plum, apple and cherry - there is an abundance of trees in the grounds of leafy Stoneway House. The secluded gardens also feature rockeries and lawns, and blend seamlessly into the rolling countryside and hills of the Wye Valley beyond.

A gated driveway up to the double garage which incorporates an office/ games room, a further ancillary outbuilding is divided to create workshop/ utility/store and pool room. The heated outdoor swimming pool is screened by a living bamboo hedge and paving that leads to a decked terrace act as a compliment to the stunning views.

The extensive established grounds that are part arranged in tiers also includes a paddock of approximately one acre (STMS), which with its adjacent hard standing has potential for stabling (STPP).



## FLOOR PLANS



### WITHIN EASY REACH

In such a peaceful setting it is hard to believe that you such good amenities close by. Good state and private schools are all close at hand - there's a junior school in the pretty village of Goodrich, just a mile and a half away. A broader range of facilities including larger shops are available in Ross-on-Wye just under three miles away and Monmouth seven miles.

When it comes to exploring your surroundings, there's a wealth of beauty spots within easy reach - the Forest of Dean, to the beautiful Brecon Beacons. Book-lovers can visit Hay-on-Wye and those who appreciate the beauty of architecture can spend time at Goodrich Castle or Tintern Abbey.

Stoneway House offers good communication links, with access to the M50 (just a short distance to the other side of Ross-on-Wye) giving access to both the M5 and M4 motorway networks. Bristol Parkway, Cheltenham Spa and Gloucester train stations offer an extensive service to most cities nationwide with Lydney station only 11 miles away. You will find International Airports at Bristol, Birmingham and Cardiff International which have a schedule of flights to European and some long haul cities.

STONEWAY HOUSE | HOW TO GET HERE



Travelling from Monmouth, take the A40 Whitchurch & turn left on to the A4137, then immediately right over the A40. Turn left towards Goodrich and follow this road over the River Wye, at Kerne Bridge turn right then first left on to Leys Hill. Travel up the hill and turn right at a small triangle of grass, Stoneway House will be found at the end of this lane.

Traveling from Ross-on-Wye (with its links to the M50 and A40 to Gloucester), take the B4234 down to Kerne Bridge, turn left and proceed as above.

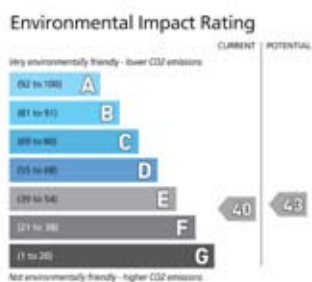
For those with satellite navigation the postcode is HR9 5QU.

035617 Designed and printed by xactive.co.uk

ENERGY GRAPHS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

ADDITIONAL INFORMATION

FINE is a trading style of Spicerhaart Limited (Registered No. 3094936). Registered Office: Wellington House, Butt Road, Colchester, Essex CO3 3DA.

FINE is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. FINE makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However; if you become aware that any of the information provided to you is not accurate please inform your FINE representative as soon as possible so we can make the necessary correction. The services have not been tested.

TO VIEW THIS PROPERTY

FINE - Homes in Monmouth  
 8 Beaufort Arms Court,  
 Monmouth, Monmouthshire  
 monmouth@fine.co.uk  
 Call 01600 228101 | www.fine.co.uk

