



The Gallery Apartments Gloucester Road Ross-On-Wye Herefordshire
HR9 5DE

RICHARD BUTLER
SALES AND LETTINGS

A truly unique opportunity to acquire this one of a kind penthouse apartment set over two floors and in excess of 2800 sq. ft. Boasting modern features of the highest standard which emphasise the character yet with a contemporary feel, no stone has been left unturned in this sympathetic restoration.

Situation

The property forms one of just eight luxury apartments within this newly converted former antiques gallery/United Reform Church. The whole building has undergone a complete and thorough top to bottom refurbishment of exceptionally high standard. Being luxuriously appointed throughout. Internal viewing is essential to fully appreciate the finish.

The property is located within the heart of the picturesque market town of Ross on Wye. The ancient market town has attracted visitors since the 18th century who come to enjoy the scenic Wye Valley and surrounding countryside. Within the town there are a wide range of shopping, social and sporting facilities. The centres of Hereford, Gloucester and Cheltenham are with easy commuting distance and the major cities of Birmingham, Bristol and Cardiff are all within approximately 1 hours' drive.







Accommodation:

- * Magnificent Open Plan Living/Dining/Kitchen Area *
- * Utility Room *
- * Master Bedroom Suite *
- * Two Further Bedrooms *
- Two Further Ensuite Bathrooms *
- * Separate WC *
- * Beautiful Character Features *
- * Spanish Marble Underfloor Heating *
- * Daikin Air Sources Heating *
- * Direct Lift Access *
- * Sprinkler System *
- * Hardwire Music System *
- * EPC Rating: B *

Fabulous Living/Kitchen/Dining Area:

A truly magnificent, light and spacious living area. A particular feature of this space is the fantastic floor to ceiling mullioned stone window to the front aspect which floods the room with an abundance of natural light, along with numerous porthole windows. Beautiful exposed timbers throughout. Recessed ceiling spotlights and uplighters emphasising the features. A bespoke kitchen with granite worktops with matching upstands. Slate tiled surrounds. Floor standing white gloss Shaker style units. Integrated Beaumatic microwave oven. Space for range style cooker with stainless steel upstand and matching extractor hood.



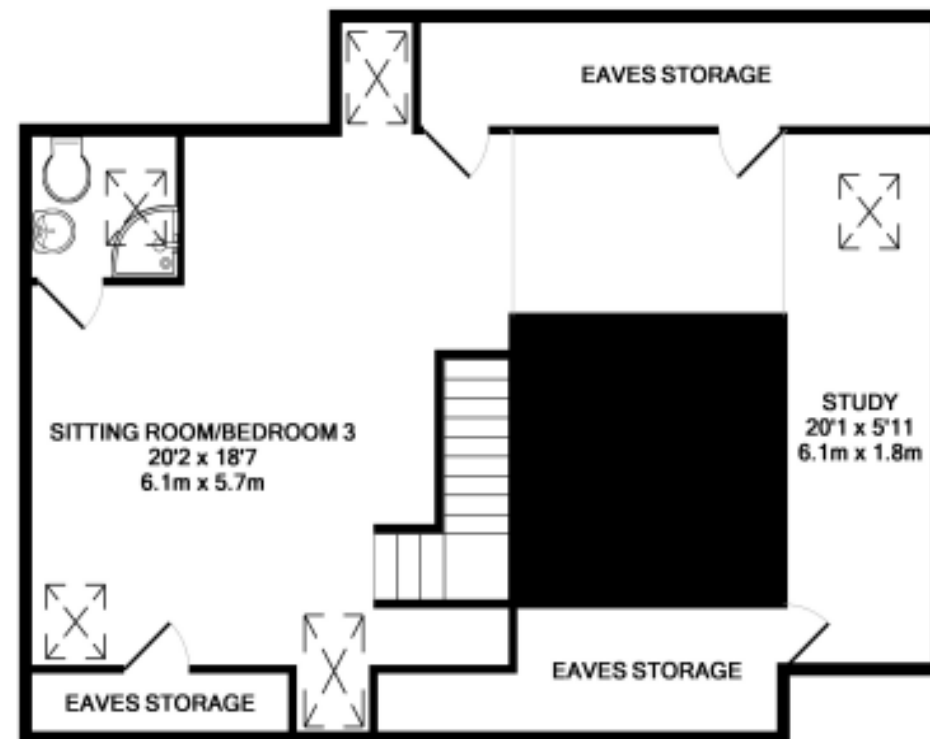
From the front lobby door to Bedroom 2: Hardwood double glazed window to front aspect. Recessed ceiling spotlights. Door to: **En-Suite Shower Room:** Attractive tiled flooring. Travertine walls. Two ladder style heated towel rail. Wall mounted wash hand basin with built in vanity unit. Low level WC. Double enclosed shower cubicle with recessed ceiling spotlights. Deep window display niche with hardwood double glazed window to side aspect. **Staircase being softly lit with access to second floor.** This area could be used for further bedroom accommodation or sitting area, if required. Velux balcony style windows to side aspect and further Velux window which floods the room with an abundance of natural light, exposed roof trusses and A frame beams provide character to the modern contemporary feel of this area. **Shower Room:** Having Velux window to rear aspect. Fitted with a modern suite with low level WC, pedestal wash hand basin and walk in enclosed shower cubicle. **Galleried Study Area:** With open outlook to feature mullioned window to front aspect and down onto the living space below being a wonderful light and spacious area to the property.





Master Bedroom Suite

The vast master bedroom suite with its stunning conservatory style breakfast area offers lovely views over the rooftops of the town and feature downlighters throughout. Another wonderful area with extremely spacious accommodation including a lavishly fitted en-suite bathroom with large double shower, Separate bath wash hand basin with vanity you and Travertine wall coverings no expense spare using only the highest of quality fitments throughout. Walk in Wardrobe which has abundance of hanging space and storage.



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property



01989 567979

15 Gloucester Road, Ross On Wye,
Herefordshire HR9 5BU
sales@richard-butler.co.uk www.richard-butler.co.uk

team
teamprop.co.uk

naea | propertymark
PROTECTED

 The Property
Ombudsman

RICHARD BUTLER
SALES AND LETTINGS