





BRITISH
PROPERTY
AWARDS

2022

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



Bidruthen Bridstow, Ross-On-Wye, HR9 6AJ

£495,000

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This large detached house offers a rare opportunity to purchase a 'blank canvas' having been occupied by the present family since 1926. The accommodation requires extensive renovation and offers the opportunity for the layout to be re-modelled (subject to any consents which may be required). The current accommodation extends to over 200 square meters and includes four reception rooms, a kitchen with pantry as well as other 'back' rooms on the ground floor whilst on the first floor there are six bedrooms and a bathroom.

Externally the property has the benefit of two driveway gates which lead to the driveway and gardens which overall extend to just over half an acre and enjoy a pleasant outlook across surrounding land towards Ross on Wye and Chase Woods in the distance.

Hardwood door with stained glass panel and oak porch above to:

Entrance Hall

Two leaded windows to side, radiator, original wooden flooring, telephone point, power points, light, stairs to first floor, doors to:

Drawing Room 18'2" x 12'7" (5.53m x 3.84m)

Leaded window to front, leaded window to rear, open fireplace with tiled surround and tiled hearth, radiator, original wooden flooring, power points, light, double doors to:

Garden Room

Glazed to three sides with door to outside, quarry tiled floor, power points, light, vaulted ceiling.

Living Room 11'1" x 11'9" (3.38m x 3.59m)

UPVC double glazed bay window to rear, open fireplace with tiled surround, double radiator, radiator, original wooden flooring, power points, light.

Dining Room 18'2" x 10'2" (5.53m x 3.11m)

Leaded window to rear, leaded window to front, internal window to kitchen, fireplace, single radiator, power points, light.

Kitchen 18'2" x 7'6" (5.54m x 2.28m)

Stainless steel sink unit, uPVC double glazed window to rear, uPVC double glazed window to side, power points, light, half height tiling to walls. Doors to:

Pantry 5'6" x 3'0" (1.68m x 0.92m)

Leaded window to front.

Rear Lobby

Three steps down, UPVC double glazed window to rear, doors to:

Bathroom

Window to front, radiator, light, panelled bath, low level WC, wash hand basin.

Store Room 10'0" x 8'6" (3.05m x 2.59m)

UPVC double glazed window to rear, leaded window to rear, leaded window to side, double radiator, power points, light.

Landing

Leaded window to front, radiator, light, opening to Inner Landing, doors to:

Bedroom 1 11'1" x 11'9" (3.38m x 3.58m)

UPVC double glazed bay window to rear, double radiator, power points, light.

Bedroom 4 8'11" x 12'8" (2.71m x 3.86m)

Leaded window to rear, leaded window to side, radiator, power points, light.

Bedroom 5 8'2" x 9'5" (2.49m x 2.86m)

Leaded window to front, radiator, power points, light.

Bedroom 6 8'11" x 7'10" (2.72m x 2.39m)

Leaded window to side, leaded window to front, radiator, power points, light, built-in storage cupboard with shelving.

Bathroom

With panelled bath, wash hand basin, low-level WC, leaded window to front, radiator.





Inner Landing
With light, access to roof space, linen cupboard with shelving. Doors to:

Bedroom 2 10'1" x 17'5" (3.07m x 5.32m)
Leaded window to front, uPVC double glazed window to rear, pedestal wash hand basin, double radiator, power points, light, airing cupboard with hot water cylinder and shelving.

Bedroom 3 7'9" x 18'9" (2.37m x 5.72m)
Two uPVC double glazed windows to rear, power points, light.

Outside
The property stands fairly centrally within its gardens which extend to just over 0.5 acre.

Future Development
The owners intend to apply for planning permission to develop land adjacent to this property and would wish for the purchaser to support this planning application.

INDEPENDENT FINANCIAL ADVICE
We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES
Herefordshire Council, 01432 260000. Band G, £3,987.72 (2025/26)

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

N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

SERVICES
Mains water, drainage and electricity are believed to be connected to the property.

TENURE
Freehold

VIEWING ARRANGEMENTS
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



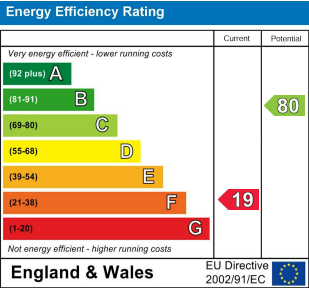
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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