



PENCRAIG

Guide price **£600,000**



THE KEYS

Pencraig, Ross-on-Wye, Herefordshire HR9 6HR



Charming detached house
Expansive garden with scenic views.
No onward chain

This charming detached house in Pencraig is perfect for family living, offering a blend of practicality and character. The distinctive design boasts large windows throughout, flooding the property with natural light, creating a warm and inviting atmosphere inside. The well-maintained landscaping adds to the appeal, with trees and shrubs framing the front approach, and a spacious driveway leading to a double garage.

Located in a picturesque setting, the house offers scenic views and a serene environment. The property is not only functional but also offers outdoor spaces suitable for relaxation or gardening, complementing an enjoyable lifestyle. The property is being offered with no onward chain.

Situated conveniently between Monmouth and Ross-on-Wye. Ross-on-Wye is a charming market town positioned within the Wye Valley Area of Outstanding Natural Beauty hosting a variety of shops, food and drink options for eating out, good transport links to the A40 and M50. Monmouth has a bustling high street and local amenities, also having accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities.

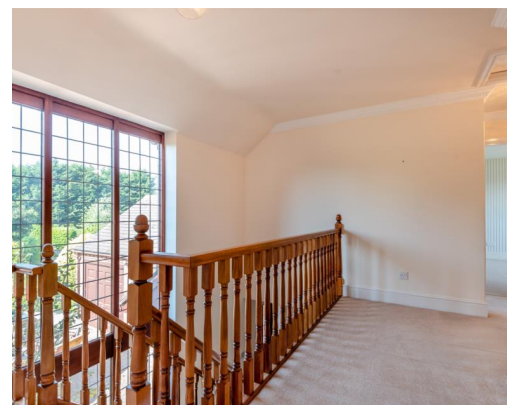


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KEY FEATURES

- Four spacious bedrooms, with ensuite and balcony to principle
- Three versatile reception rooms
- Large kitchen with separate utility
- Expansive garden with scenic views
- Driveway and double garage

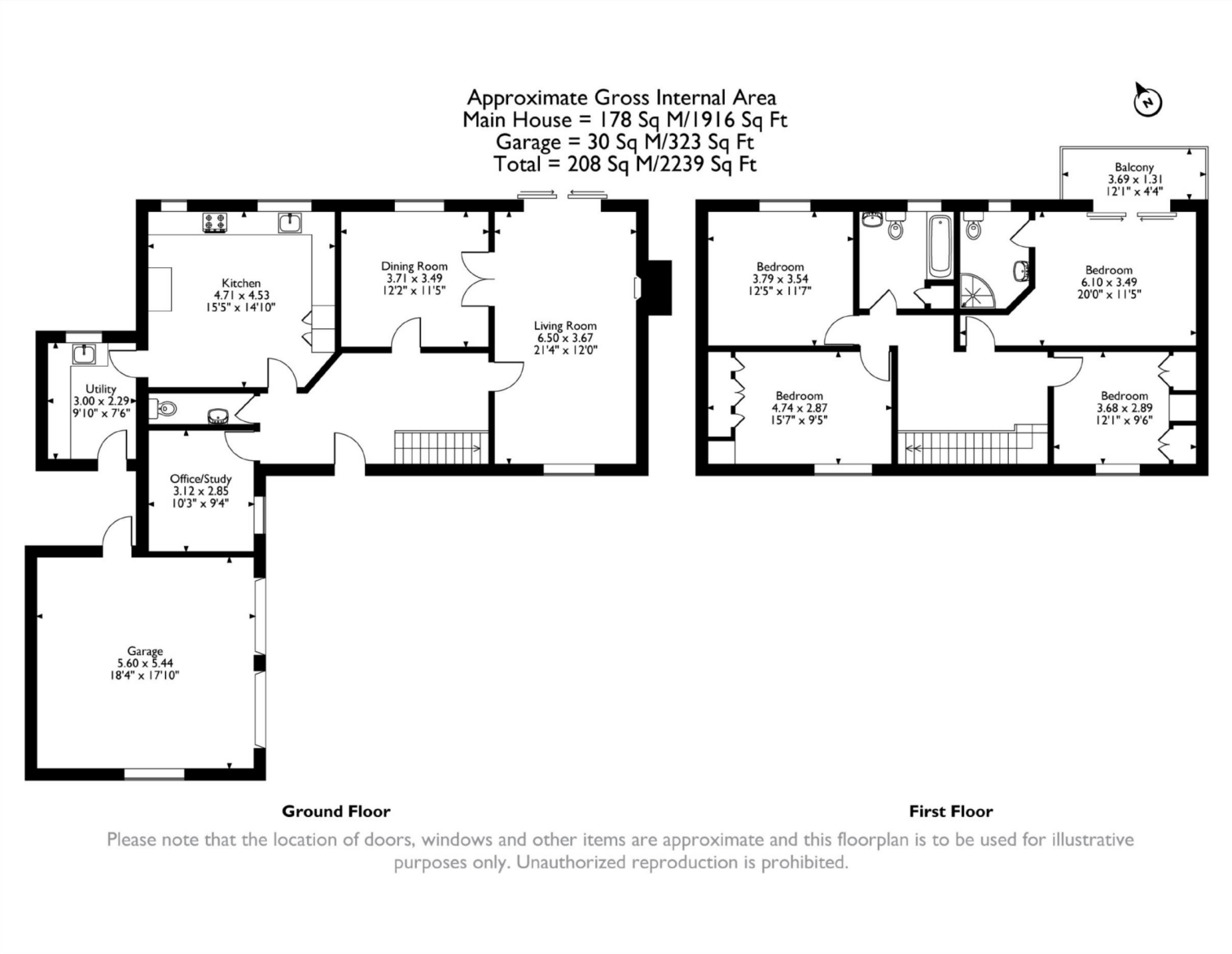


STEP INSIDE



Upon entering, you will find a welcoming atmosphere throughout the home. The layout comprises three reception rooms, providing versatility for family gatherings, as well as relaxation or entertainment areas.

The kitchen is well-appointed, featuring integrated appliances and large windows making the most of the views over the garden and beyond. Next to the kitchen is a useful utility room with external access.



Ascending the stairway, you are greeted by a double height window, flooding the landing with natural light, a theme that is carried through to the bedrooms.

The principal bedroom features an en-suite shower room, and a balcony to relax on. The other three bedrooms are all generously sized, two of which feature fitted wardrobes.

STEP OUTSIDE



The exterior of the property is equally as appealing, with an expansive garden that is scattered by trees and shrubs, providing a sense of privacy. This outdoor space is perfect for leisurely afternoons, gardening, or family activities. The patio and garden landscape offers an opportunity to enjoy the picturesque views that surround the home. The possibility for enhancement and personalisation in the garden adds to the appeal, allowing new owners to create their ideal outdoor sanctuary.

AGENTS NOTE: There are a number of shared facilities in Pheasant Rise that need maintenance which every property regularly contributes to financially. Each property will contribute financially in equal shares, i.e., 25% of the cost of identified maintenance work. Further details from Agent.

INFORMATION

Postcode: HR9 6HR
Tenure: Freehold
Tax Band: G
Heating: Gas LPG
Drainage: PRIVATE
EPC: E





DIRECTIONS

What three words:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	44	59
EU Directive 2002/91/EC		

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.