



2 Church View
Linton





2 Church View Linton HR9

- A beautifully presented character cottage • 3 bedrooms •
- Located in the sought-after village of Linton •
- Lovely lounge with wood burner • Country style kitchen •
- Fabulous large sun room & dining space • Family bathroom with separate shower •
- Picturesque church views • Private rear garden & patio •
- Front private gated driveway • Newly fitted roof •

A beautifully presented character cottage in the picturesque village of Linton

In summary, a beautifully presented semi-detached character cottage with 3 bedrooms, family bathroom, spacious sun room & dining space, country style kitchen, a private gated driveway, rear private garden & patio with stunning views of the local church and set in the peaceful village of Linton.

The property is situated in the sought-after village of Linton in Herefordshire, a short drive from Ross-on-Wye, and home to the popular annual Linton festival.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside England has to offer.

Vendors' comments *"Church View has been an idyllic home, perfect for just the two of us but also our growing family. Linton has an incredible community like no other, from mulled wine and carols in the churchyard at Christmas, to enjoying the smooth sounds of Linton festival in the summer. We couldn't have asked for a better first home, and hope someone else will love it as much as we have."*

This beautiful detached family home has private off road gated parking. The property enjoys LPG run central heating and has wonderful views of the local church. The cottage has also had a newly fitted roof.

The entrance hall welcomes you into this very special home. You get a sense of the character of this beautiful home with the wooden flooring and beams. There is a laundry cupboard to the left which houses a washing machine and another large storage cupboard along the hall.

The lounge is positioned at the end of the hallway. There is carpeted floor, character beams and a large window to attract natural light. The feature fireplace takes centre stage with a lovely large wood burner, perfect for those cosy winter nights in front of the fire. This spacious room has high ceilings and there is access to the staircase and rear sun room & dining space.

The kitchen has lots of character to give that country feel. The large Belfast sink, rustic wooden doors & wooden worktops continue the look. There is a window looking out to the front of the house, with enough room for a large fridge freezer and units for storage. There is a double electric Range master cooker and the room flows into the open plan dining space and sun room with lovely wooden flooring.

The large open sun room & dining space is beautiful. There are windows all round and above to help create this wonderful bright and open space. There are wooden

floorboards and a stone wall to add to the character. The double patio doors give you direct access to the rear garden & patio, along with a seated area and coat rack, ideal for kicking off those muddy boots. We love this space!

The landing on the first floor guides you to the two bedrooms and family bathroom. There is a large storage cupboard and a staircase to the top floor.

Bedroom 1 is a wonderful double bedroom. This spacious room has a lovely ornate fireplace and carpeted floor. There is room for a wardrobe and chest of drawers, and benefits from a large window that looks out to the rear of the house.

The family bathroom is located off the landing. This room has a white bathroom suite with standalone bath tub. There is a large walk-in shower cubicle, wooden flooring and a built-in cupboard and shelving, perfect for storage.

Bedroom 2 is positioned opposite the bathroom. This room is perfect for a nursery or home office. The floor is carpeted and has character beams and a window for natural light.

Bedroom 3 is situated on the second floor. This room enjoys the lovely views through the large window.

The floor is carpeted and the vaulted ceilings create a lovely spacious double bedroom.

The private driveway is gated and positioned off the road. This gravelled driveway sits alongside the house with direct access to the rear garden and patio. There is also a wonderful well at the rear of the driveway.

The rear garden & patio can be accessed from the driveway to the side and also via the double patio doors from the sun room. This lovely private space has a lawned area, patio with space for a large table and chairs and a brick built BBQ - perfect for entertaining guests on a summer evening.

Building: Built approx. 1800s.

Sq ft size: TBC approx square feet.

Broadband connectivity: Ultra fast.

Mobile coverage: 4G voice & data.

Council Tax: C.

Tenure: Freehold.

Additional: Newly fitted roof - September 2024



LOCATION:

Perfectly situated in the sought-after village of Linton, Herefordshire.

The beautiful village of Linton is situated in Herefordshire which is home to some of the finest countryside in England. The location is 3 miles east of Ross-on-Wye.

The village is perfectly situated to access many major towns and cities. A short drive from Ledbury, Great Malvern and the city of Hereford and easy accessible to Worcester, Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The location is perfect for those who enjoy the countryside and all that nature offers as well as being commutable to many popular locations.

Linton is home to the popular Linton festival which takes place annually, hosted by The Alma Inn. The local church of St. Mary's dates back to the 1300s.



LEOMINSTER - 11 MILES
LEDBURY - 13 MILES
HEREFORD - 15MILES
GLOUCESTER - 15 MILES
CHELTENHAM - 22 MILES
WORCESTER - 26 MILES
BIRMINGHAM - 58 MILES

All distances are approximate





















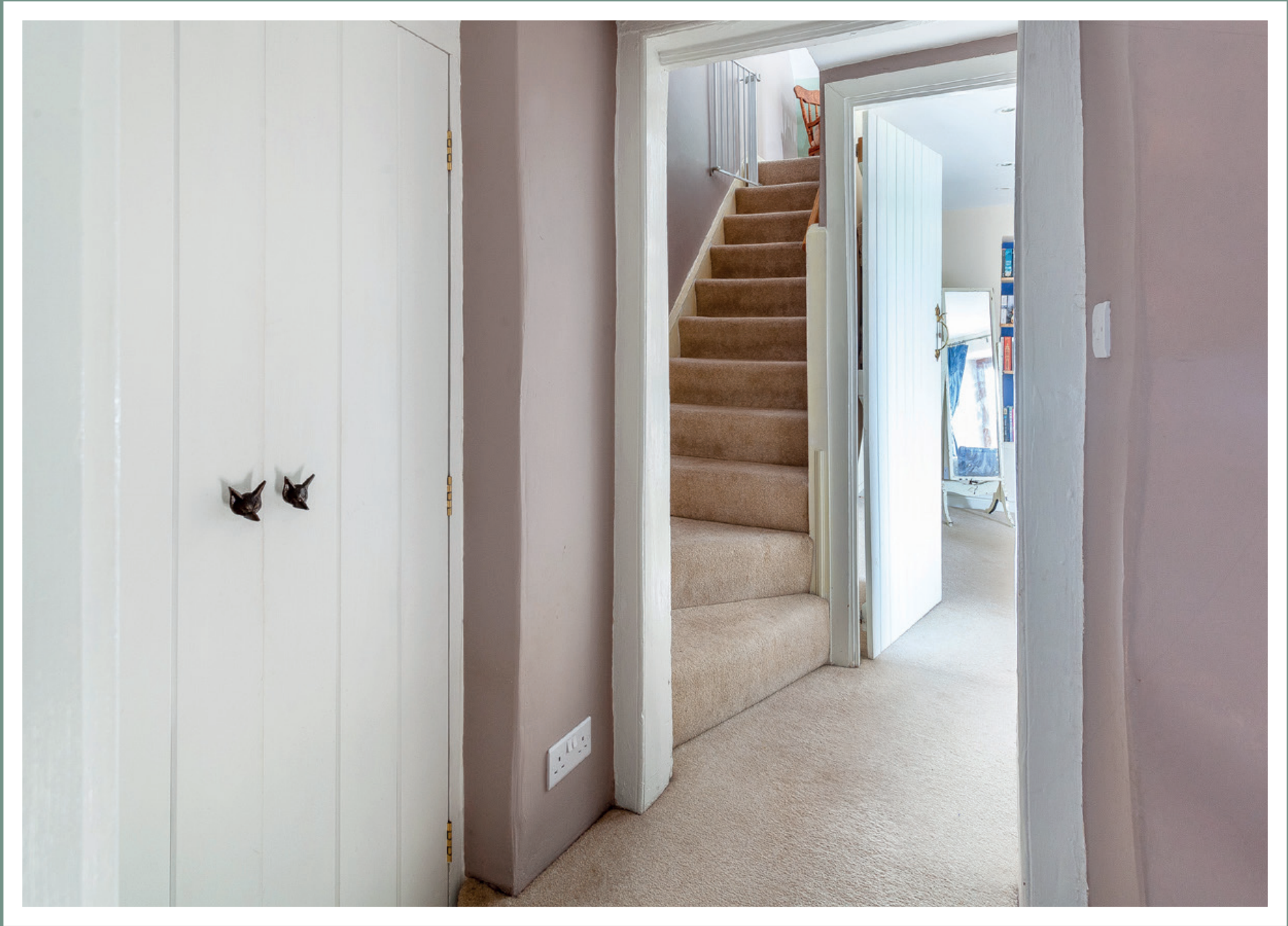




































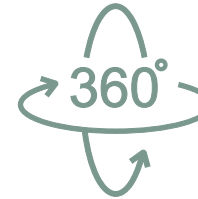








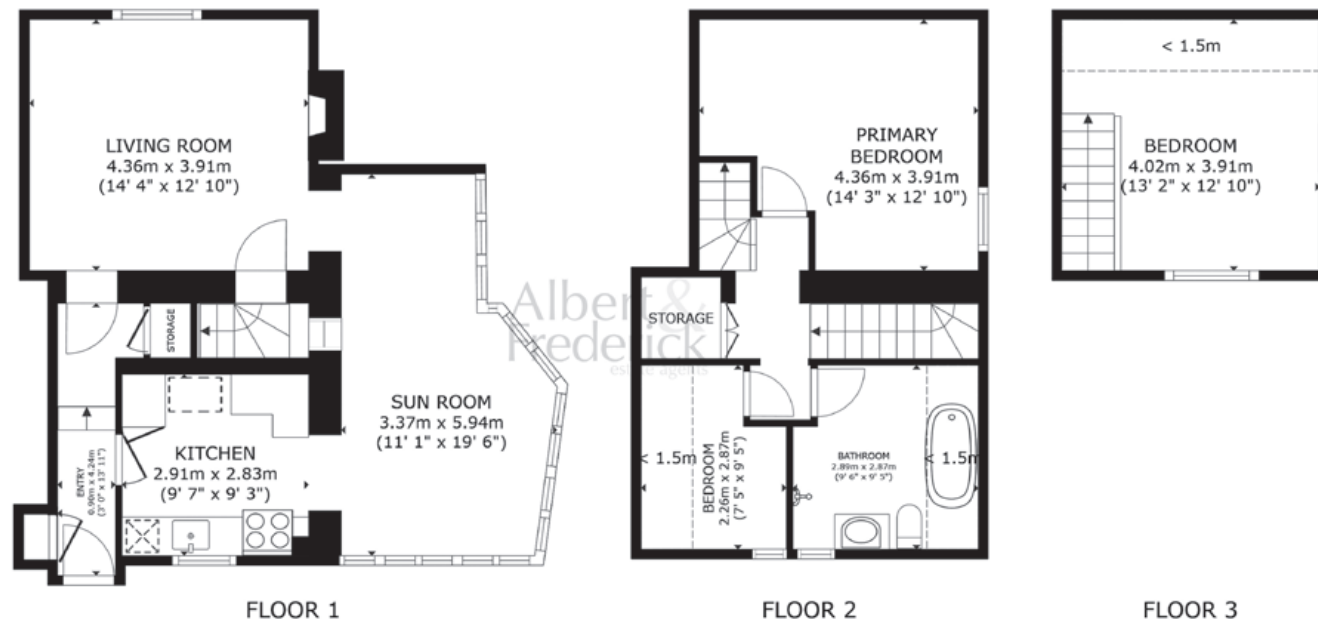
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VIRTUAL TOUR
CLICK HERE



SKY VIEW
CLICK HERE



GROSS INTERNAL AREA
 FLOOR 1 53.9 m² (580 sq.ft.) FLOOR 2 35.1 m² (378 sq.ft.) FLOOR 3 12.5 m² (135 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 7.8 m² (84 sq.ft.)
 TOTAL : 101.6 m² (1,093 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2 CHURCH VIEW,
 LINTON,
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Guide Price £400,000

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Frederick
estate agents