

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



INDIVIDUALLY DESIGNED DETACHED COUNTRY HOUSE. MODERN, GENEROUSLY PROPORTIONED ACCOMMODATION. LARGE GARDEN WITH VEGETABLE BEDS, WOODED WILDLIFE AREA AND TWO WOODEN STABLES. SEPARATE ONE BEDROOM ANNEXE.

EPC C

Kiln Rise - £875,000 Guide Price

Howle Hill, , Ross-on-whyHerefordshire, HR9 5SH

4 2 3



Kiln Rise

Location & Description

The Town of Ross-on-Wye

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Property Description

Positioned close to the top of Howle Hill in a quiet, secluded location is the individually designed, detached country house, Kiln Rise. Constructed some 12 years ago to a very high standard the house offers stunning modern accommodation with the benefit of a separate one bedroom annexe, generous gardens and a range of outside buildings including two stables.

Located some 3 miles south east of the market and tourist town of Ross-on-Wye, and within a few minutes drive of the A40/M50 motorway connections, this property offers enviable rural living, whilst being within easy reach of facilities and communication links.

With an attractive stone façade Kiln Rise benefits from extensive glazing and bi fold doors to the ground floor allowing direct access to the south easterly facing gardens and sun terrace. The open plan kitchen/dining/family room is positioned at the heart of the house, with a 20' drawing room adjacent. To the first floor are four bedrooms the main bedroom having an expanse of wardrobe storage and en-suite bathroom. Integrated into the original garage is the one bedroom annexe, providing a well appointed kitchen/breakfast room and sitting room, whilst to the first floor is the bedroom with en-suite shower room and w.c.

With a good sized garden, two stables, and a self contained one bedroom annexe, this is the type of property which is not easy to find. For those interested we strongly recommend a thorough internal inspection.

Kitchen, Dining & Family Room

Accessed from the entrance hall this fabulous room has extensive glazing to three sides and bi fold doors which open directly to the sun terrace and the garden beyond. The kitchen has a range of Shaker style units, with wooden worktops over, and built in appliances, including Bosch dishwasher, Bosch double oven, AEG induction hob and LC fridge freezer and wooden worktops over. The dining/family area has an attractive stone fireplace with an inset Clear View wood burning stove. Travertine flooring throughout.

Living Room

The key feature of this 20' living room is in our opinion the expanse of bi fold doors which open onto the sun terrace and gardens, making this a light and welcoming reception room. The feature stone fireplace with inset Clear View wood burning stove and black limestone flooring, all add to the ambience.

Study & Utility Room

To the front of the house is the 11' study with window to the front elevation. Accessed via the side entrance door is the most useful 13' utility room with floor mounted cupboards, and plumbing for washing machine, together with a cloaks and w.c.

Master Bedroom & En-Suite Bathroom

To the first floor is the galleried landing off which is the master bedroom suite. This 21' bedroom offers views across the gardens from two elevations, has a luxurious en-suite shower room and w.c. and extensive wardrobes/storage.





Bedroom

Overlooking the front aspect of the house is a further bedroom with en-suite shower room and w.c.

Bedrooms & Family Bathroom

There are two additional double bedrooms together with a family bathroom and w.c.

Outside

The electric double gates give access to the large paved driveway with parking for numerous vehicles. To the front of the house is an area of lawn, bounded by a mixed hedge. To the south west is an additional access gate, leading to a shaded seating area, planted with two vines, one ornamental, the other producing edible grapes. The extensive level rear garden has a feature archway, planted with a variety of fruit trees and climbers including Apples, Pears, Cherry, Apricot, Plum and Fig. This leads one to the far end of the garden where one finds a hidden, raised, wooded wildlife area. A number of raised beds allow for growing both soft fruit and vegetables, whilst the two 12' x 12' wooden stables are currently used as a potting shed and garden storage. This exquisite garden is a real feature of the house.

Annexe, Garage & Workshop

The separate double garage has been converted to offer a one bedroom annexe. Accessed via a side pedestrian door one enters the kitchen/breakfast room with a range of wall and floor mounted units and appliances. An inner hallway leads to the sitting room with feature fireplace and inset Charnwood stove.. To the first floor is a double bedroom and en-suite shower room and w.c. The owner currently generates an income IRO of £10,000 p.a.

Accessed from the front via an electric roller door is the 15' workshop/store with power and lighting.

Porch

Hallway

Study 3.41m (11ft) x 3.10m (10ft) 9

Kitchen 7.52m (24ft 3in) x 3.66m (11ft 10in)

Dining Room 5.58m (18ft) x 3.85m (12ft 5in)

WC

Living Room 6.45m (20ft 10in) x 3.77m (12ft 2in)

Utility Room 4.16m (13ft 5in) x 3.41m (11ft) Maximum to recess

Porch

Landing

Master Bedroom 3.77m (12ft 2in) x 3.51m (11ft 4in)

En-suite

Dressing Room

Bedroom Two 3.77m (12ft 2in) x 3.41m (11ft)

Bedroom Three 4.06m (13ft 1in) Maximum to recess x 3.44m (11ft 1in)

Bedroom Four 3.66m (11ft 10in) x 3.59m (11ft 7in)

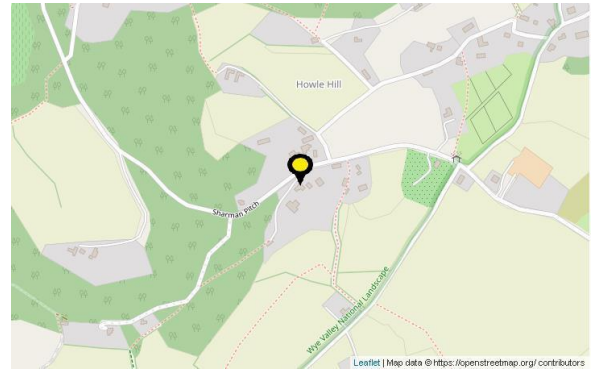
En-suite

Bathroom

Garage/Annexe 4.88m (15ft 9in) x 3.72m (12ft)

Directions

Leave the centre of Ross at the stone built Market House, taking the B4234 southwards from the town towards Walford. After approx 2 miles, take the left turning on sweeping Coughton corner, as signposted to Howle Hill. Take the first turning right thereafter, proceeding towards the top of Howle Hill. Shortly before a tarmac lane to the left, take the acute right turning in front of 'Springridge', proceeding along the access road. Kiln Rise will be seen shortly on the left hand side with its lovely stone façade.



Services

We have been advised that mains Electricity and Water are connected. Private drainage. Air source heat pump supplies underfloor heating. Annexe calor gas central heating connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

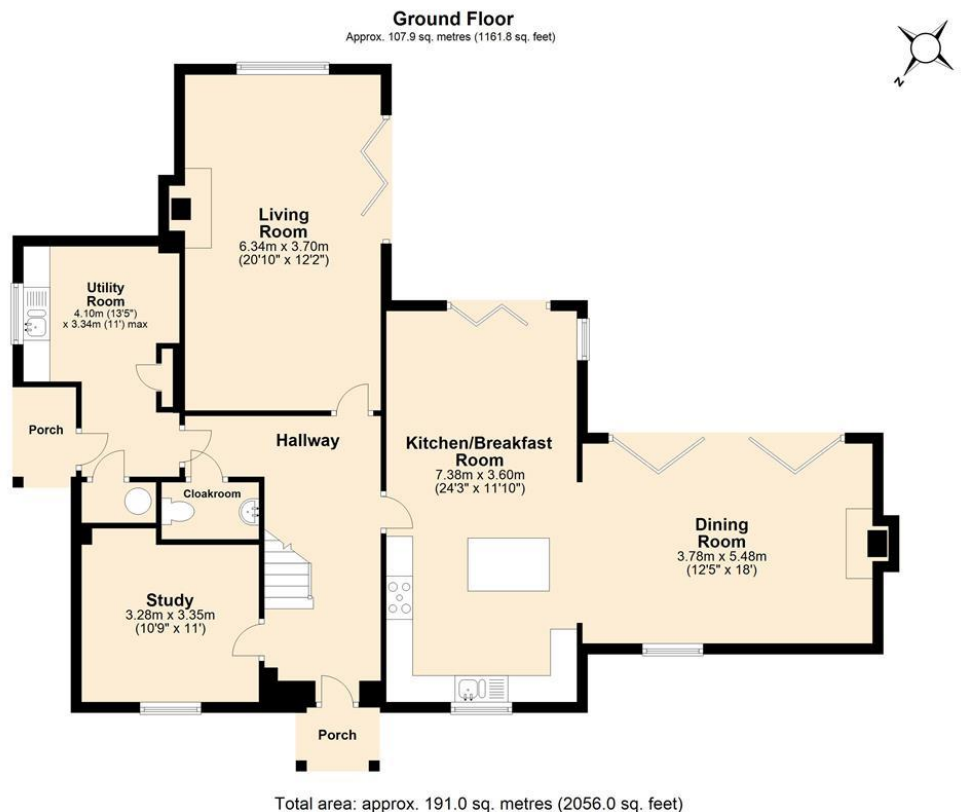
Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C.



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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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