

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



OUTSTANDING DETACHED FAMILY TOWN HOUSE SET IN APPROACHING 0.5 ACRE. RECENTLY REFURBISHED ACCOMMODATION APPROACHING 3,000 SQ. FT INCLUDING GARAGE & WORKSHOP. 12 P.V. PANELS. GARDEN AND GENEROUS PARKING. EPC C

Dean Rise - £835,000 Guide Price

37 Alton Street, , Ross-on-wye Herefordshire, HR9 5AG

4 3 3



Dean Rise

Location & Description

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 facade 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

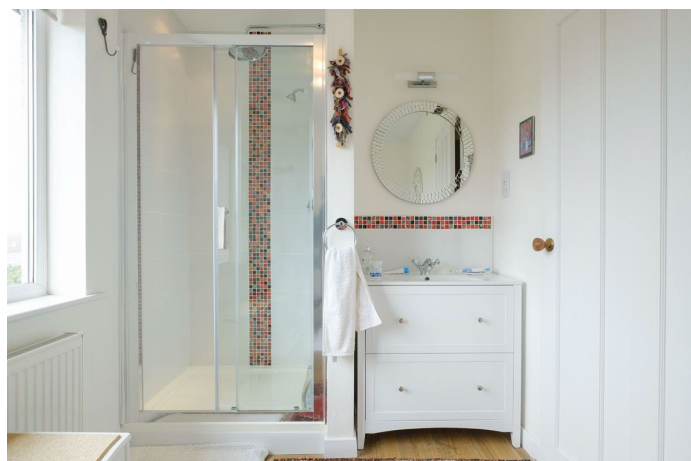
Dean Rise lies approx. 1/3 mile southeast of Ross Town Centre, yet when one is in the rear garden, it is difficult to believe that one is within a town at all, such is the peace and tranquillity.

The house is believed to have been constructed in the inter war period but, in the last few years, the current owners have undertaken extensive refurbishment work resulting in what is now a unique and exceptionally light and appealing, versatile family house.

Many of the principal rooms have glazing to two elevations, and the main windows on the ground floor enable a terrific outlook over the huge rear garden to the south. These major rooms, therefore, receive wonderful natural light for virtually the whole of the day. The 22' lounge flows in an open manner through to the 27' kitchen/dining area. There is a superb glazed sky lantern above the kitchen area bringing in yet further light and two further sky lanterns in the utility off the kitchen. Kitchen units are by Wren, and the flooring in much of this area is appealing engineered Oak. There is a fine brick base & UPVC/glass conservatory, 12' library/study, 18' enclosed porch and cloaks and w.c. also on the ground floor. The first floor comprises four generous bedrooms, the 18' master bedroom and second bedroom each having ensuite shower room and w.c.. There are two further bedrooms, a family bathroom with separate shower, bath and w.c. and 15' balcony approached from bedroom three or via spiral staircase from the sun terrace. A further staircase leads to the second floor loft area, providing excellent, insulated storage space.

As mentioned earlier, there is an extraordinarily large rear garden, principally laid to lawn, but with shrubs and trees to various perimeters, and with a series of outbuildings including a log store, substantial 13' wooden garden shed, greenhouse and at the bottom of the garden, an 18' garden shed/workshop. Halfway down the garden is a fine brick and timber Pergola, and a 7 1/4" railway track layout is present at the far part of the garden. Should this not be required, the vendor will remove same. The integral garage is currently in use as a workshop, and adjacent to same is a further workshop/hobby room/home office with a further two sky lanterns. There are 12 P.V. panels





on the rear roof generating efficient power. All in all, a quite exceptional, tucked away town property, but within walking distance of all main facilities.

Personal Insight: We have loved living in Dean Rise as it offers easy access to the countryside - whether for a walk by the river Wye, or a walk in the hills and woods - as well as town centre living with main amenities all only 5 minutes' walk away. The house and garden are very quiet with no noise from the road; it is wonderfully spacious, light and airy and we will miss it!

Accommodation:
Porch

Hall

Study 3.90m (12ft 7in) x 3.30m (10ft 8in)

W/C

Lounge 8.99m (29ft) x 6.85m (22ft 1in)

Dining Room 4.37m (14ft 1in) x 3.15m (10ft 2in)

Kitchen 4.31m (13ft 11in) x 3.61m (11ft 8in)

Utility Room 4.93m (15ft 11in) x 1.91m (6ft 2in) Max to recess

Hoppy Room 5.78m (18ft 8in) x 2.35m (7ft 7in) Max to recess

Landing

Master Bedroom 5.61m (18ft 1in) x 3.77m (12ft 2in)

En-suite

Bedroom Two 4.03m (13ft) x 3.44m (11ft 1in)

Bedroom Three 4.13m (13ft 4in) x 3.15m (10ft 2in)

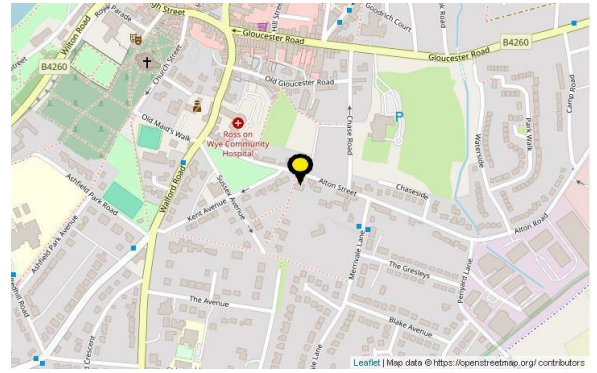
Bedroom Four 3.72m (12ft) x 2.79m (9ft)

En-suite

Garage

Directions

Leave the stone-built Market House in the centre of Ross proceeding up Copse Cross Street, then taking the second left turning into Alton Street. Drive past the Hospital on the left-hand side, and as the road begins to rise, shortly after Kent Avenue on the right, take the gently sloping tarmac driveway on the right which leads up to Dean Rise.



Services

We have been advised that mains water, electricity, gas and drainage are connected. Gas central heating. 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 "F"

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.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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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