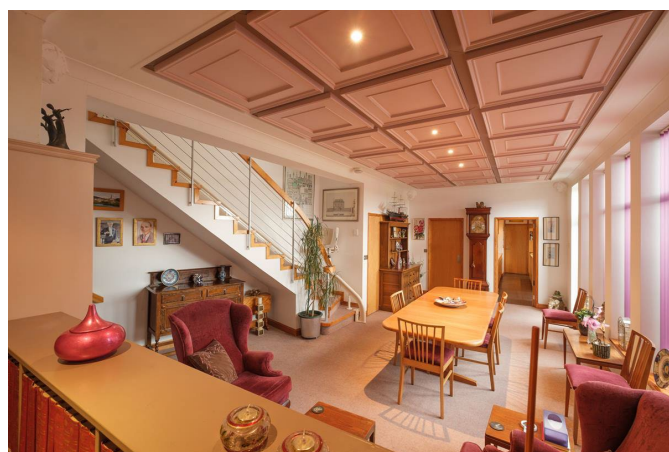


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**UNIQUE ARCHITECT DESIGNED TOWN HOUSE OFFERING STUNNING VIEWS ACROSS THE RIVER WYE.
VERSATILE ACCOMMODATION INCLUDING RECREATION SPACE/OFFICE SPACE AND HUGE DOUBLE
GARAGE/WORKSHOP. EPC C**

Leobhan - £785,000 Guide Price

Wilton Road, Ross-on-wye, Herefordshire, HR9 5JA

4 2 4



Leobhan

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 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

LOCATION & DESCRIPTION

Constructed some 22 years ago to the exacting standards of the Architect creator, Leobhan lies some 300yds west of Ross town centre, and commands absolutely stunning views across the famous horseshoe bend of the River Wye. The structure occupies an elevated, cliff top location and thus has no conventional garden to maintain, and offers spacious and truly individual accommodation on several levels. The views from the property are extensive, extending way beyond the river itself across hundreds of acres of unspoilt and undulating countryside towards the Welsh hills in the distance.

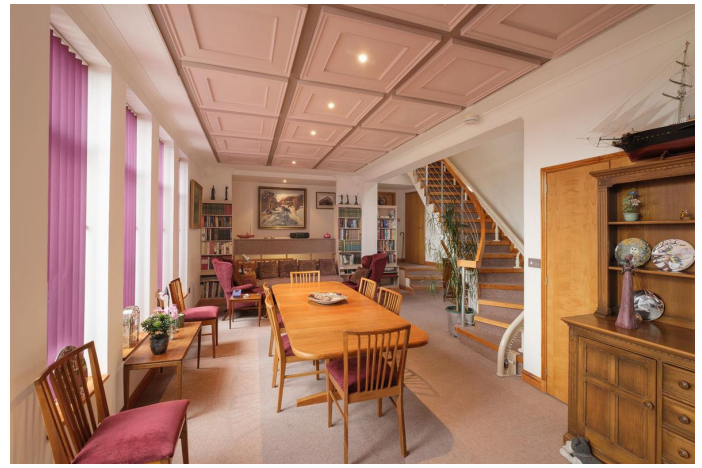
Pedestrian access to the river is only two minutes walk away, as are all the facilities of this fascinating and historic market town.

The cleverly designed accommodation occupies the central portion of the structure. To the lowest level is the versatile 45' Recreation room, whilst to the northern elevation is the exceptionally spacious double garage, workshop and wine cellar! Many features of the construction have been designed to mitigate road noise. These include reinforced concrete floors, 6/12/6 double glazing to all rooms, cavity sound absorbent blockwork walls and other features. Central heating is from a Rehau underfloor system, even including the double garage and workshop! In addition to being a unique family home, the versatile 45' ground floor recreation room offers scope for many other potential uses (subject to consent) including

Professional offices (eg. Solicitors/Accountants, Physiotherapy Clinic etc.)

Additional General Notes.

Most internal doors are solid and self-closing to comply with fire regulations. The floor construction is of reinforced concrete, insulation, heating pipes, tongue and groove chipboard with carpet adhesion. Bedroom Four is the only occupied room facing Wilton Road and its Oriel double glazed window also has secondary glazing. The property also has a smoke detection system





Accommodation:
Entrance Hall

WC

Dining Room 8.52m (27ft 6in) Maximum to recess x 5.55m (17ft 11in)

Kitchen 6.12m (19ft 9in) x 3.85m (12ft 5in)

Utility 3.30m (10ft 8in) x 1.63m (5ft 3in)

Pantry

Plant Room

Patio Room

Old Swimming Pool Room 13.98m (45ft 1in) x 4.54m (14ft 8in)

Study 5.30m (17ft 1in) x 2.17m (7ft)

Double 8.11m (26ft 2in) x 6.14m (19ft 10in)

Wine Cellar

Boiler Room

Landing

Master Bedroom 5.52m (17ft 10in) Max to recess x 2.84m (9ft 2in)

En-suite

Balcony

Bedroom Two 4.49m (14ft 6in) x 2.94m (9ft 6in)

En-suite

Bedroom Three 3.38m (10ft 11in) x 2.84m (9ft 2in)

En-suite

Bedroom Four 3.46m (11ft 2in) x 2.06m (6ft 8in)

En-suite

Sitting Room 7.49m (24ft 2in) x 5.52m (17ft 10in)

Directions

From the stone built Market House in the centre of Ross-on-Wye, proceed westwards along the High street, passing onto Wilton Road. Shortly after the Man of Ross pub on the right hand side. Leobhan is the pink house which will be seen within a matter of yards on your right.



Services

We have been advised that mains services are 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.