

JOHN
GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MOST ATTRACTIVE THREE STOREY VICTORIAN PROPERTY WITH STUNNING OPEN PLAN LIVING
ACCOMMODATION, GARDENS, SEPARATE GARDEN ROOM/STUDIO AND PARKING WITHIN EASY WALKING
DISTANCE OF ROSS TOWN CENTRE**

EPC E

Blenheim House - Guide Price: £595,000

Archenfield Road, Ross-on-Wye, Herefordshire HR9 5AY

4 3 2



Blenheim House

Location

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

A most attractive three storey, south facing Victorian property positioned in the well regarded and interesting Archenfield Road, Blenheim House provides generous and well proportioned accommodation, filled with attractive period features, with gardens to both the front and rear and a terrace to the side, a separate studio/office together with off road parking for several vehicles.

Constructed in approx 1910 from attractive red brick under a slate roof, the property benefits from high ceilings, sash windows and period fireplaces. Having been renovated over the years the ground floor accommodation now offers a stunning open plan kitchen/living room with a bespoke fitted Shaker style kitchen with large windows and Velux windows making this a light a bright working space. This connects to the living/dining room with a feature fireplace and inset wood burning stove which in turn continues to the conservatory with windows to two elevations and double opening doors opening directly on to the adjacent sun terrace. This fabulous space provides a wonderful family/entertaining area which has been finished to a very high standard. Accessed from the kitchen is a most useful utility area together with a cloaks and w.c.

To the front of the house are two further reception rooms, both with wooden flooring and period fireplaces. One room is currently used as an office/study, whilst the other with bay window overlooking the front garden is a wonderfully light and appealing living room. Stairs lead from the entrance hall to a versatile study/music room formerly a cellar now fitted with downlighters, power points and radiator.

To the first floor are three well proportioned bedrooms with sash windows and wooden shutters. Here one also finds a family bathroom and w.c. Stairs then lead to the second floor where the 20' fourth bedroom has windows to the front elevation together with Velux windows making this a bright and exceptionally interesting room.

The front garden is accessed via a pedestrian gate and is an exceptionally tranquil and private space complete with pond, lawn and flower beds brimming with a range of shrubs and trees. A wooden gate then opens through to the paved sun terrace with an arbor covered with a vine, creating a delightful area in which to sit and enjoy the peace and tranquility. From here steps lead to a further sun terrace and the private rear lawned garden. At the far corner one finds the garden room/studio with double opening doors. This useful addition has power and offers scope either to be a further working from home office, a studio or a perfect den for teenagers! A further pedestrian gate then opens to the rear access lane where there is parking for several vehicles.

For those looking for a period property offering generous and exceptionally well presented accommodation within easy walking distance of the town centre and its facilities, we strongly recommend an early internal viewing. Access to the M50 and A40 dual carriageway is possible within a few minutes enabling fast communication to the rest of the country.

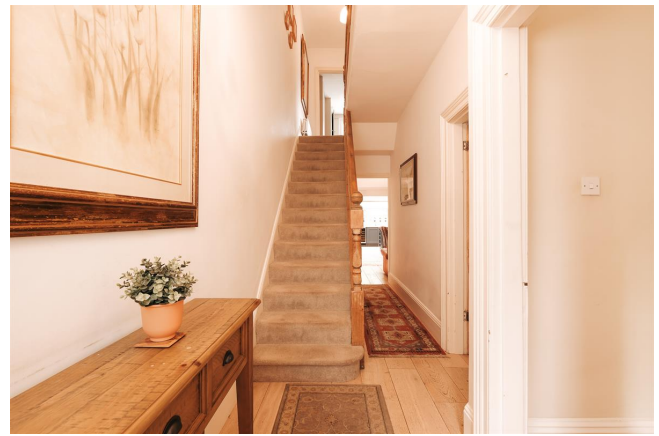
ACCOMMODATION:

Entrance Porch

Recessed entrance porch with tiled floor. Front door gives access to

Entrance Hall

With wooden floor and doors leading to reception rooms and kitchen together with stairs leading to first floor





Living Room 3.85m (12ft 5in) x 3.82m (12ft 4in)

Bay window to front elevation. Decorated fireplace. Wooden flooring.

Study 3.82m (12ft 4in) x 3.54m (11ft 5in)

Sash windows to two elevations with Venetian blinds. Wooden flooring. Pine fireplace surround with grate and attractive tiled surround.

Dining Area 5.19m (16ft 9in) x 3.82m (12ft 4in)

Feature fireplace with inset wood burning stove and wooden mantle over. Wooden flooring. Open to

Conservatory 3.25m (10ft 6in) x 3.04m (9ft 10in)

Glazing to two elevations with double opening doors. Wooden flooring.

Kitchen 4.75m (15ft 4in) x 3.44m (11ft 1in)

A truly exceptional space with a range of bespoke floor and wall mounted Shaker style units. Integrated double oven and grill and ceramic hob with extractor hood over. Integrated dishwasher and wine cooler. Window to rear elevation Velux windows above. Wooden flooring. Door through to

Utility Room 2.92m (9ft 5in) x 2.01m (6ft 6in)

With matching Shaker style units. Sink. Space and plumbing for washing machine and dryer. Boiler. Door to rear garden. Door to

Shower Room

Shower room and w.c. White suite comprising wash hand basin, w.c. and large shower cubicle. Heated towel radiator. Window.

Basement/Music Room 4.88m (15ft 9in) x 3.82m (12ft 4in)

Stairs lead down from the entrance hall to Basement/Music Room. A versatile room with downlighters, radiator and power points. Carpet.

Landing

Stairs lead to the first floor with a light and spacious landing and window.

Bedroom One 3.85m (12ft 5in) x 3.77m (12ft 2in)

Two sash windows to front elevation with wooden shutters. Radiator. Carpet.

Bedroom Two 3.85m (12ft 5in) x 3.54m (11ft 5in)

Two sash windows. Radiator. Carpet.

Bedroom Three 3.85m (12ft 5in) x 3.28m (10ft 7in)

Two sash windows with wooden shutters overlooking the rear garden. Radiator. Door to airing cupboard. Carpet.

Family Bathroom

White suite comprising pedestal hand basin, white bath with shower over and side screen, and w.c. Wooden flooring. Sash window.

Second Floor Landing

Stairs to second floor landing with useful storage cupboard/walk in wardrobe.

Bedroom Four 6.17m (19ft 11in) x 2.79m (9ft)

A light room with window to front elevation and two Velux windows. Vaulted ceiling. Radiator. Carpet.

Outside

A pedestrian gate gives access from Archenfield Road to the front garden, with a further gate enabling access to the sun terrace and gardens to the rear. Here the garden is laid predominantly to lawn, with a range of mature trees providing a tranquil and secluded outdoor space. The 12' Garden Room/Studio has glazing to the front and double opening doors and provides an exceptionally useful additional room. From here a gate opens to the rear access lane where one finds a carport providing parking for several vehicles.

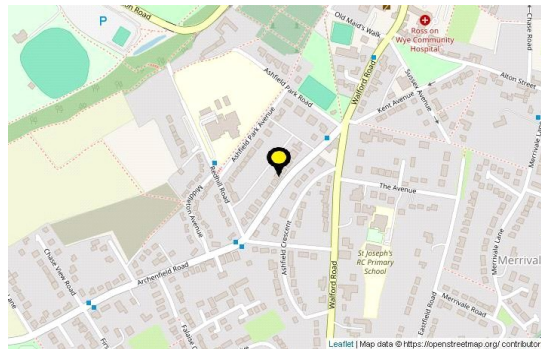
Services

We have been advised that mains electricity, gas, water and drainage 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.



Directions

From the market house in the centre of Ross proceed on the B4288 towards Walford. At the Prince of Wales pub turn right into Archenfield Road and Blenheim House is the first three storey red brick house on the right hand side.



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

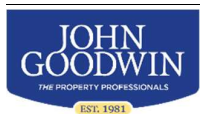
Council Tax

COUNCIL TAX BAND "E"

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 E.



Ross-on-Wye Office

30 Gloucester Road, HR9 5LE

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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.

