

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A CHARMING TIMBER-FRAMED THREE-BEDROOM HOME WITH GENEROUS GARDEN, OUTBUILDING, GARAGE, AND ALLOTMENT. FEATURES OIL-FIRED BOILER, LOFT INSULATION, UTILITY WITH W/C, AND MODERN SHOWER ROOM. JUST 3 MILES FROM ROSS-ON-WYE. EPC D**

## 1 Norland Place - £250,000 Guide Price

Bulls Hill, Ross-on-wye Herefordshire, HR9 5SD

3 1 1





# 1 Norland Place

## 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

Tucked away in the peaceful hamlet of Bulls Hill, just a short drive from the historic market town of Ross-on-Wye, this well-maintained timber-framed three-bedroom home offers an ideal mix of rural charm and everyday practicality.

Set on a generous plot of approximately 0.3 acres, the garden extends to include a useful outbuilding, single garage, and a secluded allotment space at the far end, perfect for keen gardeners or those wanting to enjoy the outdoors. Inside the home features a bright sitting room with sliding doors opening to the garden, a functional kitchen and a spacious utility room with W/C.

Recent improvements include a newly fitted oil-fired boiler and loft insulation, enhancing the home's comfort and energy efficiency. Upstairs offers a modern, recently installed shower room, two good-sized double bedrooms, and a third room ideal as a home office, nursery, or dressing space.

Positioned just 3 miles from Ross-on-Wye, the property enjoys excellent access to the A40 and M50, while being close to local amenities and a nearby primary school, making this an appealing choice for families or rural relocators.

## Porch

Enter via secure upvc front door.

## Entrance Hall

Secure internal door, carpeted throughout, radiator, stairs to the first floor with storage underneath. Pendant light fitting. Doors leading to:

### Sitting Room 6.09m (19ft 8in) x 3.49m (11ft 3in)

Carpeted throughout with two pendant light fittings and radiator. Sliding patio doors open to the rear garden. Bay window to rear elevation.

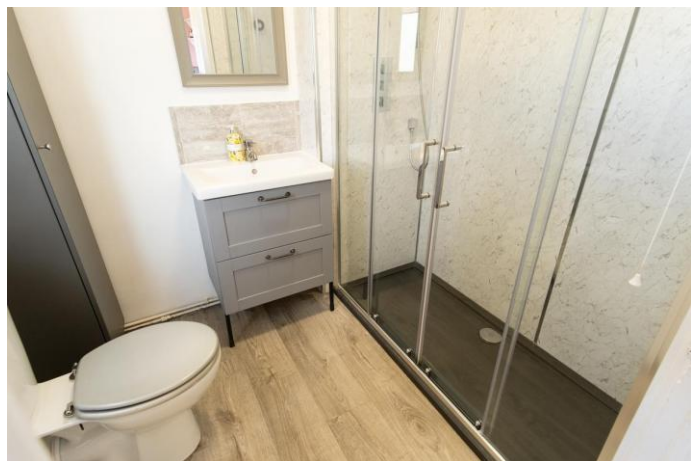
### Kitchen 3.69m (11ft 11in) x 2.25m (7ft 3in)

Fitted with base units and worktop over. Stainless steel sink with mixer tap, integrated oven. Window to front elevation.

### Utility Room 4.83m (15ft 7in) x 2.89m (9ft 4in)

Eye-level and base units with worktop over. Windows to both front and rear elevations. Plumbing and space for white goods. Side door providing garden access.





#### W/C

Low-level toilet and wash hand basin. Obscured window to side elevation.

#### Landing

Carpeted throughout with window to front elevation. Doors leading to:

#### Master Bedroom 3.56m (11ft 6in) x 3.59m (11ft 7in)

Carpeted throughout with window to side elevation. Pendant light fitting and radiator.

#### Bedroom Two 3.56m (11ft 6in) x 3.56m (11ft 6in)

Window to rear elevation, built-in wardrobes, carpeted flooring, pendant light fitting, and radiator.

#### Bedroom Three 3.25m (10ft 6in) x 2.27m (7ft 4in)

Carpeted throughout, built-in wardrobe, window to front elevation, pendant light fitting, and radiator.

#### Shower Room

Walk-in mains-operated shower cubicle, vanity sink with mixer tap and storage beneath. Obscured window to front elevation.

#### Outside

Front - Generous driveway with parking for multiple vehicles. Front garden mainly laid to lawn with a pathway leading to the porch. Garage access included.

Rear Garden - Spacious and mainly laid to lawn. Includes a shed, outbuilding, greenhouse, and an allotment area at the far end.

#### Garage

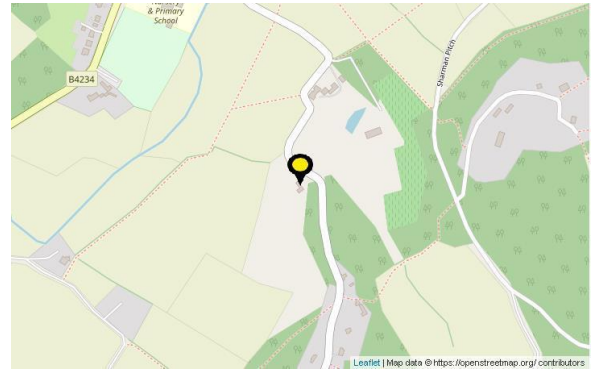
Fitted with full power supply.

#### Range Of Outbuildings



## Directions

If approaching from Ross leave the stone built Market House in the centre of the town, proceeding southwards on the B4234. Shortly after entering the village of Walford take the left turn onto a minor lane signposted Bulls Hill. After 70m, 1 Norland Place will be on your right hand side.



## Services

We have been advised that mains services are connected to the property. Oil fired 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 "A"

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 D(62).



Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

## Ross-on-wye Office

30 Gloucester Road, HR9 5LE

01989 768320



### 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.

