



STYLISH THREE-BEDROOM APARTMENT IN GATED MERRIVALE COMMUNITY WITH COMMUNAL GARDENS, TERRACE, PARKING, MODERN KITCHEN, AND SPACIOUS LIVING. CLOSE TO AMENITIES, COUNTRYSIDE WALKS, AND TRANSPORT LINKS

NO CHAIN EPC C

3 The Buttery - Guide Price: £260,000

Merrivale Lane, Ross-on-Wye, Herefordshire HR9 5JF



3 The Buttery

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 unique three-bedroom apartment in the prestigious Merrivale area of Ross-on-Wye.

Set within an exclusive private gated community, this superb three-bedroom apartment offers spacious and versatile living in an idyllic setting. Residents benefit from beautifully maintained communal grounds including an orchard, allotment, and tranquil pond, blending the charm of countryside living with the convenience of nearby town amenities.

The property features underfloor heating throughout the ground floor, solid oak flooring in the living room and bedrooms, and solid oak doors throughout, enhancing both style and durability. Two allocated parking spaces and a welcoming communal reception area provide further appeal.

This stylish and low-maintenance home is perfect for those seeking peace, privacy, and community. With Ross-on-Wye's market town amenities just a short distance away, as well as easy access to road links, the location offers both seclusion and connectivity.

ACCOMMODATION:

Entrance Hall

Secure wooden fire door, tiled flooring throughout, ceiling spotlights, under-stairs storage, and stairs rising to the first floor.

Shower Room

Fully tiled, featuring a shower cubicle with mains-powered mixer tap, low-level WC, wash basin with storage surround, electric heated towel rail, extractor fan, and obscured window to the rear elevation. Storage cupboard and ceiling spotlights.

Bedroom One 3.97m (12ft 10in) x 2.89m (9ft 4in)

Double room with fitted wardrobes, solid oak flooring, front-facing window, and ceiling spotlights





Living Room 5.37m (17ft 4in) x 3.64m (11ft 9in)

A bright and spacious living area with dual-aspect windows to the front and side elevations, solid oak flooring, and ceiling spotlights.

Kitchen 3.64m (11ft 9in) x 2.66m (8ft 7in)

Well-equipped with a range of eye-level and base units, integrated double oven, Halogen hob with extractor over, integrated dishwasher fridge, freezer, washing machine, stainless steel sink with mixer tap, and window overlooking the rear.

Balcony

North-easterly facing, perfect for morning coffee or al fresco dining in the evening. A peaceful space to relax and unwind.

Landing

Carpeted throughout with ceiling spotlights, storage cupboard, and an obscured window to the rear halfway up the stairs.

Bedroom Two 4.88m (15ft 9in) x 2.58m (8ft 4in)

Spacious double with front-facing window, electric radiator, solid oak flooring, and ceiling spotlights.

Bedroom Three 5.30m (17ft 1in) x 2.30m (7ft 5in)

Ideal as a study, guest room or nursery, with skylight window to the side, eaves storage, solid oak flooring, electric radiator, and ceiling spotlights.

Bathroom

Fully tiled and well-appointed, with bath and electric shower over, low-level WC, wash hand basin with mixer tap, electric heated towel rail, extractor fan, skylight window to the rear, electric heater, and fitted storage.

Outside

Residents can enjoy access to the beautifully maintained communal gardens, which include a peaceful orchard, tranquil ponds, and a dedicated allotment area, offering a perfect blend of nature and community living.

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.

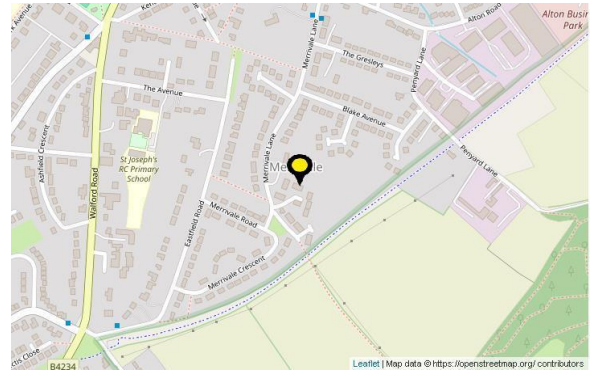
Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 999 year lease from 2004. The ground rent is £50pa and the annual service charge is £3200.



Directions

Leave the stone-built market house in the centre of Ross taking the B4228 Southwards from the town towards Walford. Shortly after passing the Prince of Wales pub on the right-hand side, take the first turning left into 'The Avenue'. Turn right into Eastfield Road. After approx. 600 yards. Turn Left onto Merrivale Rd, then Another left onto Merrivale Ln. The gated entrance to Merrivale Farm, leading to 3 The Buttery will be directly in front of you.



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 "B"

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(80).



Total area: approx. 90.9 sq. metres (978.9 sq. feet)

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.



Ross-on-We Office
30 Gloucester Road, HR9 5LE

