



River View, Ruckhall, Hereford, HR2 9QX  
Price £595,000

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# River View Ruckhall Hereford

A fantastic detached property with fishing rights.

The versatile accommodation set in approx 1/2 acre of grounds and located in secluded but not isolated rural location with views of the neighbouring fields and the river Wye. The property includes a small stretch of nearby river bank with full fishing rights.

This substantial home has the flexibility of a homeworking office, garages and workshop as well as potential for an attached annexe suitable for holiday lets or multi generational living.

CALL TO ARRANGE A VIEWING 01432-266007

- Five bedroom detached home
- Nearby River Wye Fishing Rights
- Two garages & Workshop
- Possible annexe or holiday let
- Approx 1/2 acre plot
- Office, Laundry room & Conservatory
- Two bathrooms + En-suite Shower
- Stunning rural location
- No onward Chain

## Material Information

**Price** £595,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** G

**EPC:** F (35)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	35 F	
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor



Floor 1



Approximate total area<sup>††</sup>

2532.99 ft<sup>2</sup>  
235.32 m<sup>2</sup>

Reduced headroom

36.32 ft<sup>2</sup>  
3.37 m<sup>2</sup>

(†) Excluding balconies and terraces

(††) Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

The gas centrally heated accommodation comprises; entrance porch, dining room, kitchen/breakfast room, large living room, conservatory, office, laundry room, inner hallway and two double bedrooms with 3 piece bathroom downstairs. To the first floor can be found three further double bedrooms all with fitted storage space, one with en-suite shower room and another with a patio doors leading to a covered balcony offering stunning rural views, hallway/study area and 5 piece family bathroom.

## Property Description

On entering the property, originally built in the mid 1800s, via the porch a door to the right leads through the first garage and into the workshop area from which you can access either the second garage, the office or the rear garden where the access to the utility/laundry room can be found. The other door from the porch leads to the dining room which has a step up into the kitchen/breakfast room where there is an Aga and doors off to a large living room with double doors to the conservatory which overlooks the garden to the side of the property. From the kitchen another door leads to a useful inner hall where there is an outside door to the garden as well as doors to both downstairs double bedrooms and a family bathroom with underfloor heating making this area of the home particularly suitable for use as an annexe or holiday let due to the separate outside access.

From the dining area stairs lead up to a split landing which in one direction leads to a 5 piece family bathroom and a large double bedroom with ample fitted wardrobes and sliding doors to the covered balcony which is plenty big enough for table and chairs to enjoy the superb rural views to the river Wye and towards Breinton. The landing in the other direction leads to an area suitable for a study with doors to a double bedroom and further double bedroom with fitted wardrobes and an en-suite shower room.

## Garden & Parking

The property is approached from the road via wooden gates to a block pavia driveway providing ample parking for 6+ cars and access to both garages via double wooden doors. The garages are separated internally by a large functional workshop area. To one side of the property can be found the conservatory overlooking a good size enclosed garden mainly laid to lawn with trees and bushes and hedging around. At the rear is a large stone patio with access to the outdoor boiler shed, wood store, door to the utility/laundry room, wooden storage shed and large lawn which extends to the side of the house and is enclosed by fencing and mature trees and bushes.

A short walk away along a footpath can be found the included river frontage measuring approx 60' x 30' which includes full fishing rights.

## Location

Ruckhall is a hamlet located approx 3 miles West of Hereford City outskirts to the South of the river Wye with many countryside walks and footpaths nearby. Neighboring villages include Eaton Bishop, Madley, Clehonger and Kingstone all of which are within 3 miles and offer amenities such as shops, post office, doctors and schools with the more extensive amenities of Hereford a short distance away. There is currently a school bus service which runs from Ruckhall

## Services

Mains water and electric, LPG gas and private drainage to a septic tank

High speed fibre broadband 300+mbps

Herefordshire Council Tax Band G

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Tenure - Freehold

## DIRECTIONS

From Hereford take the A465 Abergavenny Road and after the Tesco roundabout take the first turning right signposted Ruckhall past Belmont Abbey. After approx 2 miles you will come to a bridge and old mill and take the next right signposted Ruckhall, follow this road and turn right again at the junction with the phone box, at the fork bear right and the property is on the left. What3words:



