

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



This beautifully presented four-bedroom farmhouse is tucked away in a lovely corner of south Herefordshire on a working farm and is only a short drive (2.5 miles) to Ross-on-Wye. The garden is just shy of one acre and perfect for those who enjoy the fresh air. The property also offers a stone storage building / workshop, as well as an annexe which is perfect for a private study or snug.

£2,500 Per Month

Old Hill Farm House, Ross-on-wye, Herefordshire, HR9 7TQ

4 2 2

, Ross-on-wye

This beautifully presented four-bedroom farmhouse is tucked away in a lovely corner of south Herefordshire on a working farm and is only a short drive (2.5 miles) to Ross-on-Wye. The garden is just shy of one acre and perfect for those who enjoy the fresh air. The property also offers a stone storage building / workshop, as well as an annexe which is perfect for a private study or snug.

The main entrance leads to a sizeable entrance hall and cloakroom where there is plumbing to install a washing machine. The main lounge is to the left; the centrepiece of the room is an impressive woodburning stove, which is framed by an exposed stone fireplace. The dining room is located to the right of the entrance hall and this too features a decorative fireplace which acts as another attractive focal point. The kitchen benefits from plenty of food preparation and storage space, boasting a pantry and a porch.

Upstairs there are four bedrooms, plus the family bathroom. The master bedroom offers plenty of space and can more than accommodate a super king-sized bed. Two of the other bedrooms are able to house double beds, whilst the smallest room would be for a single bed.

Ample parking available. Pets and Children allowed. Available Now. Unfurnished.

EPC

The EPC rating for this property is E.

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.



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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.

