

# TELFORD HOUSE

46 NEW STREET, ROSS-ON-WYE, HR9 7DA



# TELFORD HOUSE

## 46 NEW STREET, ROSS-ON-WYE, HR9 7DA

AN ELEGANT GRADE II LISTED PERIOD TOWN HOUSE LOCATED IN THE HEART OF THE HISTORIC MARKET TOWN OF ROSS-ON-WYE CURRENTLY USED AS OFFICE PREMISES OFFERING INTERESTING POTENTIAL FOR FUTURE CONVERSION INTO RESIDENTIAL ACCOMMODATION (SUBJECT TO NECESSARY PERMISSIONS) WITH GENEROUS PARKING, WALLED GARDEN AND SEPARATE COACH HOUSE.

EPC C

### Location

Telford House is located in the heart of the historic market town of Ross-on-Wye. The town offers a range of local amenities including Ross Labels Shopping Complex, pubs, hotels, restaurants, small theatre, library and also enjoys a twice weekly market held at the 16th Century Market House, which acts as a focal point for the local community. There are a number of leisure facilities, which include the Swimming pool, Halo Gym and Fitness Centre, and of course, the beautiful River Wye, where scenic walks can be enjoyed. Ross on Wye enjoys excellent road connections being

situated in close proximity to Junction 1 of the M50. The city of Hereford is located approximately 15 miles distant, Gloucester approximately 19 miles distant, Worcester and Cheltenham both located approximately 35 miles distant via the M50.

### Description

Telford House is an elegant Grade II listed period town house with well proportioned accommodation arranged over three floors. The property offers a wealth of interesting character features including an impressive sweeping staircase, sash windows, intricate corniced ceilings, decorative mouldings,

ornate fireplaces, deep skirting boards and original doors. Currently used as office premises, there is enormous potential for future conversion into a very fine contemporary home, subject to the necessary permissions. With flexible and versatile living accommodation, the property would suit a variety of needs including those of a growing family and has the capacity to be developed further to provide additional annexe accommodation if required. An extensive scheme of refurbishment has recently been undertaken to include external and internal redecoration and newly laid carpets throughout. The accommodation is arranged at ground floor level with a





canopy entrance porch, entrance hall, three principal reception rooms, two further office rooms, kitchenette, cloakroom and WC. On the first floor a landing leads to six office rooms, kitchenette, bathroom and separate cloakroom. On the second floor an impressive galleried landing leads to four further office rooms, kitchen, bathroom and separate cloakroom. There are also three cellar chambers accessed internally from the entrance hall. Outside, Telford House enjoys a walled garden with a generous area of parking and an attractive stone terrace. Within the curtilage of the property there is a separate Coach House, which is also used as commercial offices and is currently tenanted. Further details of the tenancy can be obtained from the selling agents. With an abundance of potential, the agent's strongly recommend an internal inspection to appreciate this unique opportunity.

The accommodation with approximate dimensions is as follows;

**CANOPY PORCH** Portico porch canopy with steps up to the front door

**ENTRANCE HALL** Cornicing, ceiling light, radiator, decorative archway with plaster mouldings. Doors to

**OFFICE 1** 6.14m (19ft 10in) x 3.92m (12ft 8in) into chimney breast recess. Two front facing sash windows, cornicing, strip lights, picture rail, decorative dado rail, two radiators, telephone point.

**OFFICE 2** 5.99m (19ft 4in) x 3.90m (12ft 7in)

Two front facing sash windows, side facing sash window, cornicing, strip lights, picture rail, three radiators, central pillar.

**INNER HALL** Part glazed door giving rear access. Impressive staircase to first floor. Door leading to cellar chambers with good head height and floor mounted Ideal Concord gas central heating boiler. Doors to

**OFFICE 3** 4.70m (15ft 2in) x 3.69m (11ft 11in)

Rear facing sash window overlooking the garden. Ceiling rose, ornate corniced ceiling with intricate swag and drop frieze moulding, dado rail. Strip lights, wall lights, feature fireplace with decorative surround and mantel, radiator, telephone point.

**OFFICE 4** 4.80m (15ft 6in) x 2.17m (7ft)

Side facing window, strip light, fitted shelving, radiator.

**KITCHENETTE 1** 2.42m (7ft 10in) x 2.37m (7ft 8in)

Fitted with a wall and floor mounted unit with work surface over and inset stainless steel sink drainer unit. Side facing window, ceiling light, cup housing hot water cylinder and shelving, radiator.

**OFFICE 5** 3.64m (11ft 9in) x 3.02m (9ft 9in)

Side facing window, ceiling light, radiator.

**CLOAKROOM** 2.17m (7ft) x 1.73m (5ft 7in)

Floor mounted unit with work surface over and inset circular sink. Door to WC with wash hand basin.

**WC** Low level WC.

#### FIRST FLOOR LANDING

Galleried landing with rear facing sash window, ceiling light, feature archways with decorative mouldings, built in cupboard with shelving, radiator. Stairs to second floor. Doors to

**OFFICE 6** 3.95m (12ft 9in) x 5.09m (16ft 5in)

Two front facing sash windows, cornicing, strip light, picture rail, fireplace with decorative surround and mantel, shelving into recess. Door to walk in cupboard with shelving.

**OFFICE 7** 4.18m (13ft 6in) x 3.80m (12ft 3in)

Two front facing sash windows, cornicing, strip light, picture rail, range of built in wardrobes with hanging rails and shelving, radiator. Door to

**BATHROOM** Also accessed from the first floor landing. Suite comprising panel bath with shower over, pedestal wash hand basin with mirror over and light above, low level WC. Side facing window, ceiling light, airing cupboard housing hot water cylinder, radiator.

**OFFICE 8** 3.69m (11ft 11in) x 3.35m (10ft 10in)

Rear facing sash window overlooking the garden, cornicing, strip light, picture rail, fireplace with decorative surround and mantel, built in cupboard with shelving, radiator.

**WC** Side facing window, vanity wash hand basin with tiled splashback, low level WC. Ceiling light, built in cupboard with shelving, radiator.

**OFFICE 9** 4.83m (15ft 7in) x 3.61m (11ft 8in)

Side facing window with leaded panes, two strip lights, access to loft space, fitted shelving, radiator. Door to

**OFFICE 10** 3.69m (11ft 11in) x 2.99m (9ft 8in)

Side facing window, strip light, access to loft space, fitted shelving radiator.





**OFFICE 11** 6.28m (20ft 3in) x 4.00m (12ft 11in)

Rear and side facing windows overlooking the garden, strip lights, two radiators. Part glazed door to outside. Door to

**KITCHENETTE 2**

Fitted with wall and floor mounted units with work surface over and inset stainless steel sink drainer unit. Ceiling light, fitted shelving, radiator.

**SECOND FLOOR LANDING**

Impressive galleried landing with a decorative ceiling moulding and corning. Two rear facing sash windows, ceiling rose, radiator. Doors to

**OFFICE 12** 5.32m (17ft 2in) max x 5.21m (16ft 10in)

Two front facing sash windows, strip light, feature fireplace with tiled surround and hearth, two radiators. Door to

**KITCHENETTE 3**

Floor mounted unit with work surface over and inset stainless steel sink drainer unit.

**OFFICE 13** 3.77m (12ft 2in) x 2.71m (8ft 9in)

Front facing sash window, ceiling light, radiator.

**OFFICE 14** 3.80m (12ft 3in) x 2.22m (7ft 2in)

Side facing sash window, ceiling light, radiator.

**WC** Side facing window, vanity wash hand basin with tiled splashback, low level WC. Ceiling light, radiator.

**OFFICE 15** 4.54m (14ft 8in) x 3.66m (11ft 10in)

Rear facing sash window overlooking the garden, strip light, fireplace with decorative surround and mantel, radiator.

**BATHROOM**

Suite comprising panel bath, pedestal wash hand basin, low level WC. Side facing window, part tiled walls, built in airing cupboard housing hot water cylinder with shelving, radiator.

**THE COACH HOUSE**

Currently tenanted and also used as commercial offices. Benefitting from double glazing and gas central heating, the accommodation in brief comprises;

**LOWER GROUND FLOOR** - two cloakrooms, kitchenette with large storage area.

**GROUND FLOOR** - meeting room

**FIRST FLOOR** - meeting room

**Outside**

Telford House is approached by double wooden vehicular gates leading to the rear walled garden and a generous area of parking.



The garden is predominantly laid to paving with a central stone terrace and feature pond. The terrace provides an attractive seating area planted with mature shrubs and trees.

**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 infer 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 formerly 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 Ledbury Office (Tel: 01531 634648).

**EPC**

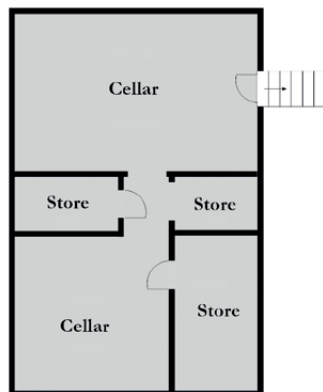
The EPC rating for this property is C (74).

**Directions**

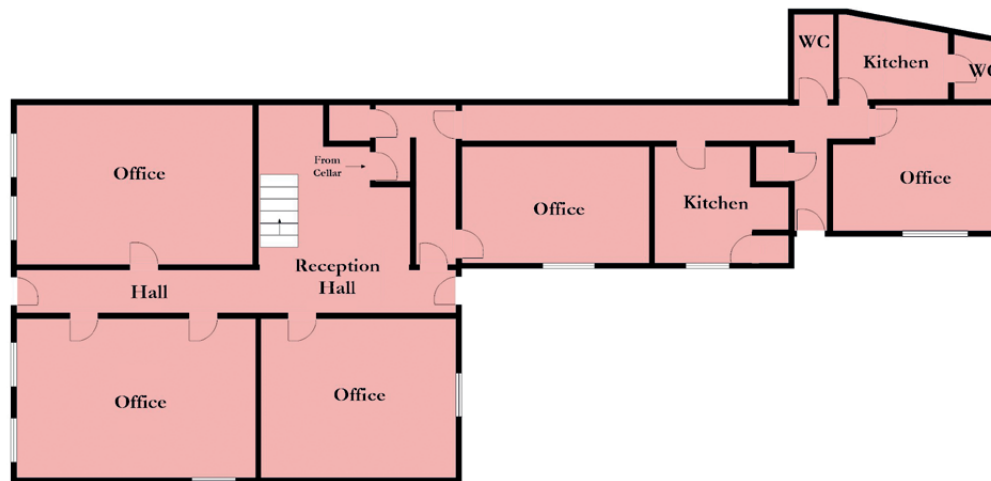
From the Over Ross Roundabout take the second exit onto B4234. After approximately 1 mile at the next roundabout take the second exit onto Greytree Road. After approximately 300 yards turn left into Trenchard before taking the second left into New Street where Telford House can be found after a short distance on the right hand side.

# Telford House New Street Ross-on-Wye

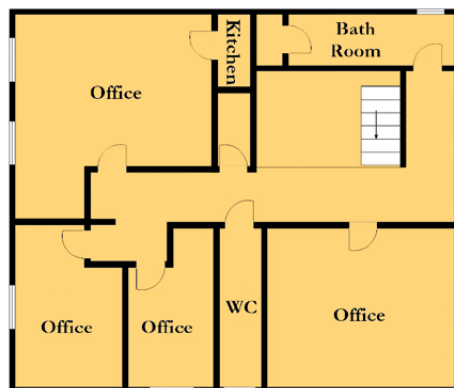
For information and  
illustrative purposes only.  
Not to scale



BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



## MISREPRESENTATIONS 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 is gives notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) 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.
- (iii) No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to the property.

**3-5 New Street, Ledbury**

**Herefordshire HR8 2DX**

**Tel: 01531 634648 Fax: 01531 633729**

**E-mail: [ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)**

**[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)**



