



Crispin Cottage The Old Apple Yard
Linton HR9 7SD

Guide Price £275,000

A TWO BEDROOM SINGLE STOREY BARN CONVERSION having LIVING ROOM with WOOD BURNING STOVE, VAULTED CEILINGS, GARDENS with VEGETABLE PRODUCE AREA, OFF ROAD PARKING, situated in a VILLAGE LOCATION, all being offered with NO ONWARD CHAIN.

Linton is a small village offering a village hall, church and a public house situated approximately 5 miles from the market town of Ross-on-Wye, 15 miles from Gloucester and 18 miles from Hereford and just over 2 miles to the M50 motorway for The Midlands and South Wales.

Sporting and leisure facilities within the area include a choice of Golf Clubs including the 'Ross-on-Wye Course', approximately 3/4 of a mile away and the new 'Twin Lake South Herefordshire Course', plus various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.





ENTRANCE HALL

13'5" x 10'5" (4.09m x 3.18m)

L-shaped, wooden flooring, exposed A-frame, window, radiator, doors leading off.

KITCHEN

9'5 x 7'0 (2.87m x 2.13m)

Modern white kitchen units comprising rolled edge granite worksurface, Belfast sink with mixer tap over, built-in electric Algor oven, extractor fan over, built-in dishwasher, washing machine, space for fridge / freezer, wooden framed double glazed window to the front aspect.

LOUNGE

16'9 x 11'9 max (5.11m x 3.58m max)

Wood burning stove, flagstone hearth, vaulted ceiling with exposed A-frame, radiator, wooden flooring, telephone point, wooden framed double glazed windows to the front aspect.

BEDROOM 1

19'4 x 8'11 (5.89m x 2.72m)

Built-in wardrobes with sliding doors, hanging rail and shelving, exposed A-frame, exposed ceiling beams, radiator, telephone point, Velux window.

BEDROOM 2

12'8 x 8'5 (3.86m x 2.57m)

Radiator, exposed A-frame, TV point, wooden framed double glazed windows to the front aspect.

BATHROOM

10'1 x 6'0 (3.07m x 1.83m)

White suite comprising close coupled WC, pedestal wash hand basin with taps over, corner bath with mixer tap over, double shower with curved glass screen, shower over, Velux window, extractor fan, tiled flooring, heated towel rail.

OUTSIDE

On approaching the property, there is a block paved area which leads to the driveway providing access for four properties. To the left, there is a detached garden with trees, shrubs and bushes, lawned area, raised decked area, Silver Birch tree, patio area and shed. From here, a pleasant outlook over the countryside can be enjoyed.

A gravelled area provides off road parking for three vehicles and to the side, there is a circular patio area. A gravelled pathway takes you down the side of the property and around to the front.

Upon approaching the property you will see a sign "The Old Apple Yard" and to the front of this, you will find a garden area being well stocked with various plants, trees, shrubs and bushes enclosed by stone walling. To the front of the property there is a pathway with steps up to the front door of the property.

A gravelled pathway, from the side, leads to a patio area with steps up to the front door where there is an outside tap. The pathway continues around and gives access to a pedestrian gate, which leads to a common pathway having a right of access to the cluster of nine properties.

AGENT'S NOTE

Please note there are communal footpaths and communal drainage. There is a service charge of £60 pcm and each member has to become a member of the committee, which is a registered company where an annual meeting is held.

SERVICES

Mains water and electricity, shared private drainage, LPG heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, turn left at the traffic lights towards Ross-on-Wye, passing through Kilcot and Gorsley. Proceed along, passing the M50, taking the next left signposted towards Linton. Continue along this road where you will find the property on the left hand side to the edge of a cluster of barn conversions as marked by our 'For Sale' board.

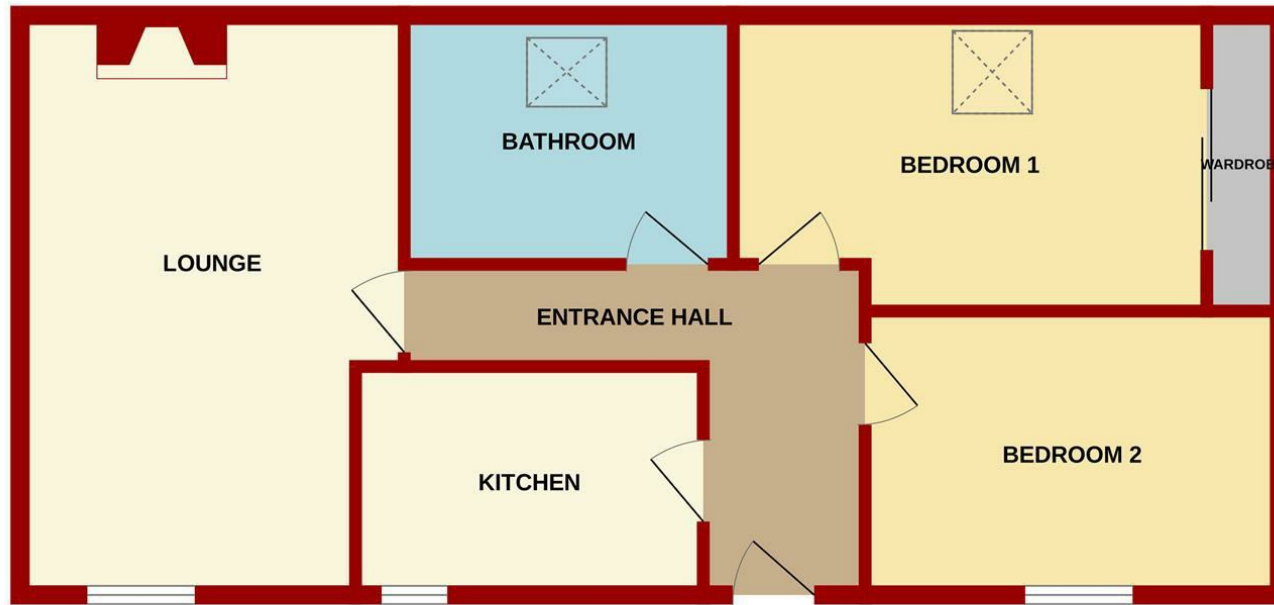
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PROPERTY SURVEYS

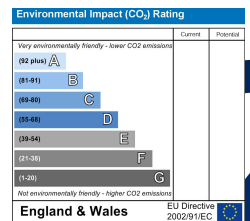
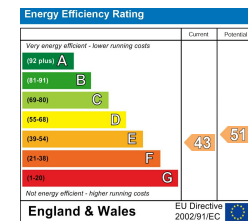
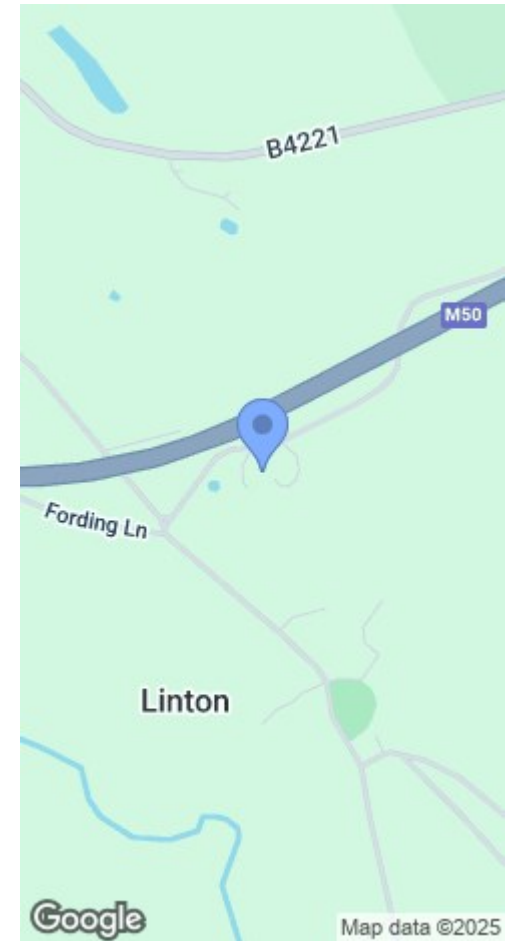
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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