



The Pines
Bailey Lane End, Ross-On-Wye HR9 5TR



STEVE GOOCH
ESTATE AGENTS | EST 1985

The Pines

Guide Price £380,000

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NO ONWARD CHAIN We are thrilled to offer for sale this RARELY AVAILABLE in this area, TWO DOUBLE BEDROOM, TWO BATHROOM DETACHED BUNGALOW with GARAGE and OUTBUILDINGS, GATED DRIVEWAY and LARGE GARDEN SITUATED ALONG A QUIET LANE with OPEN WOODLAND BACKDROP and enjoying JAW DROPPING VIEWS of The Malverns in the distance.

This delightful, IMMACULATELY PRESENTED PROPERTY offers a quiet pace of life for prospective owners and is BURSTING WITH POTENTIAL TO FURTHER IMPROVE AND EXTEND (subject to relevant permissions) with the VILLAGE OF DRYBROOK AND THE TOWN OF ROSS ON WYE WITHIN EASY REACH.

Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.



The property is entered via a double glazed upvc door leading into a covered lobby area with tiled floor, space and plumbing for a washing machine and a further double glazed upvc door leading into;

HALLWAY

Cupboard housing the oil fired boiler, wall mounted thermostat heating controls, tiled floor, doors lead to the kitchen and shower room.

SHOWER ROOM

6'05 x 5'06 (1.96m x 1.68m)

Walk-in gravity fed shower cubicle with tiled surround, low level w.c, pedestal washbasin, radiator, tiled walls and floor, obscured side aspect window.

KITCHEN

13'09 x 10'09 (4.19m x 3.28m)

Comprising a range of modern fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, integrated appliances include an electric oven, induction hob, extractor hood and dishwasher. Space for a fridge/freezer, radiator, tiled floor, loft hatch with pull down ladder gives access to a useful loft room, side aspect window. Doors lead to the lounge and bedroom one.

LOUNGE

13'10 x 10'10 (4.22m x 3.30m)

Feature fireplace with stone hearth (currently blocked off however could be opened back up), radiator, laminate wood flooring, side aspect window and rear aspect sliding patio doors lead out to the garden. Doors lead to bedroom two and small rear inner porch with double glazed upvc door leading out to the garden.

BEDROOM ONE

10'09 x 10'06 (3.28m x 3.20m)

Radiator, laminate wood flooring, side aspect window, door leads into;





EN-SUITE BATHROOM

8'09 x 7'02 (2.67m x 2.18m)

Recently refitted three piece suite comprising a bath with electric shower over, low level w.c and vanity washbasin unit, heated towel rail, partly tiled walls, vinyl flooring, obscured side aspect window.

BEDROOM TWO

10'10 x 10'06 (3.30m x 3.20m)

Airing cupboard housing the hot water tank, radiator, laminate wood flooring, rear and side aspect windows overlooking the garden.

GARAGE

20'06 x 10'07 (6.25m x 3.23m)

The property is accessed via a pair of gates leading onto the driveway with parking for up to three vehicles. This leads to the brick built single garage and attached shed. Accessed via a pair of wooden doors with power and lighting, further small store room to the rear, useful storage space above. Attached to the garage is a good size shed also accessed via a wooden door.

OUTSIDE

The sunny gardens are fully enclosed and predominately laid to lawn with trees and shrubs interspersed. There is a greenhouse, wood shed, oil tank and access to adjacent Forestry land. Off of the lounge there is a raised terrace where you can enjoy stunning views of The Malverns in the distance.

DIRECTIONS

What3Words- [visions.dynasties.sideboard](https://www.what3words.com/visions.dynasties.sideboard)- From the Mitcheldean office proceed up The Stenders and down into the village of Drybrook. Turn right at the crossroads on to Hawthorns Road. Continue to follow the road to the hamlet of Bailey Lane End, taking the first left onto Eunice Saunders Way. Follow the lane for a short distance where the property can be found on your right.

SERVICES

Mains water, electricity. Septic tank. Oil



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.

LOCAL AUTHORITY

Council Tax Band: C
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

WATER RATES

Welsh Water

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100+	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	52		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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