



The Old Station House
Kerne Bridge Ross-On-Wye HR9 5QT



STEVE GOOCH
ESTATE AGENTS | EST 1985

The Old Station House

Offers In Excess Of £700,000

Kerne Bridge Ross-On-Wye HR9 5QT

ORIGINALLY DATING BACK TO 1873 AND BEING THE FORMER KERNE BRIDGE STATION, THIS FIVE BEDROOM, TWO BATHROOM PROPERTY IS SITUATED OFF THE BANK OF THE RIVER WYE WITH VIEWS LOOKING OVER GOODRICH CASTLE. THE OLD STATION HOUSE ENJOYS AMPLE PARKING, AND MATURE ENCLOSED GARDENS WITH VIEWS TO GOODRICH CASTLE AND FLANSFORD PRIORY. THE PROPERTY IS WITHIN CLOSE PROXIMITY TO ALL MAJOR TRANSPORT LINKS AND WITHIN WALKING DISTANCE OF THE LOCAL SCHOOL AND PUBS.

Kerne Bridge is situated in South Herefordshire located approximately 4 miles south from the market town of Ross-on-Wye.

The hamlet of Kerne Bridge situated on the left bank of the River Wye and in particular this station, was once a significant stop on the now disused and abandoned Monmouth to Ross-on-Wye railway, Kerne Bridge is now a popular location for walkers and outdoor pursuits as it is situated not far from Symonds Yat & The Forest of Dean.



Accessed via original Train Station solid oak door into:

ENTRANCE PORCH

Radiator, two side aspect double glazed wooden windows, exposed stone. Double doors into:

LOUNGE/DINING ROOM

34'04 x 11'09 (10.46m x 3.58m)

Three front aspect and three rear aspect double glazed solid wooden windows, radiator, BT point, power points, space for table and chairs, opening into:

KITCHEN

11'3 x 9'1 (3.43m x 2.77m)

Bespoke wooden kitchen comprising of base, wall and drawer units, worktop, one and a half bowl sink unit, space for cooker, extractor hood, integrated fridge/freezer, space for dishwasher, front aspect wooden double glazed window, partly tiled walls.

UTILITY ROOM

10'6 x 9'1 (3.20m x 2.77m)

Range of base and wall units, stainless steel sink, space for washing machine, space for tumble drier, radiator, power points, rear aspect glazed door, front aspect glazed door step upto:

INNER HALLWAY

Tiled floor, door into garage, door to:

CLOAKROOM

WC, radiator, electric consumer unit, tiled floor.

STAIRS TO:

BEDROOM TWO

18'06 x 10'10 (5.64m x 3.30m)

Radiator, power points, front aspect double glazed window, opening into storage area.

FROM THE LOUNGE/DINER THERE IS AN OPENING INTO:





INNER HALL

Radiator, front aspect double glazed window, power points, airing cupboard with shelving and radiator, door into:

BEDROOM FIVE

13'4 x 9'10 (4.06m x 3.00m)

Power points, BT point, rear aspect double glazed window, Velux.

BEDROOM THREE

13'08 x 12'05 (4.17m x 3.78m)

Radiator, power points, door into fitted wardrobes with hanging and shelving options, side aspect double glazed window.

BEDROOM FOUR

11'11 x 8'09 (3.63m x 2.67m)

Radiator, power points, fitted wardrobes with hanging and shelving options, side aspect double glazed window.

BATHROOM

White suite comprising of tiled bath, shower attachment over, WC, wash hand basin, Mira shower, tiled walls, tiled floor, front aspect double glazed obscured glass window.

STAIRS TO MASTER BEDROOM

MASTER BEDROOM

26'01 x 16'04 (7.95m x 4.98m)

Radiator, power points, front, rear and side aspect double glazed windows, wardrobe and cupboards.

EN-SUITE

Panelled bath with shower attachment over, WC, wash hand basin, rear and front aspect double glazed windows, extractor fan.

GARAGE

18'7 x 14'7 (5.66m x 4.45m)

Accessed via double doors to the front, power points, door to utility room.



OUTSIDE

The property is accessed via double gates at the front to an extensive driveway with off road parking for several vehicles, the parking area also has a hardstanding suitable for a caravan/and or motorhome. The driveway leads to the gardens with steps up to a lawned area which has a variety of mature and well manicured shrubs, trees and flowers. This area is enclosed by hedging surround.

There is a generous raised terrace area which offers the most splendid views of the River Wye and Kerne Bridge with panoramic woodland and countryside views to be enjoyed, this area faces west and from the owners' comments, offers the most wonderful sunsets.

To the rear of the property, there is a private courtyard area that has a log store, and a gated enclosed area which has access to a cellar, suitable for storage.

SERVICES

Mains electric, mains water, septic tank, LPG heating

WATER RATES

TBC

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: F
Herefordshire County Council, Plough Lane, Hereford, HR4 0LE

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

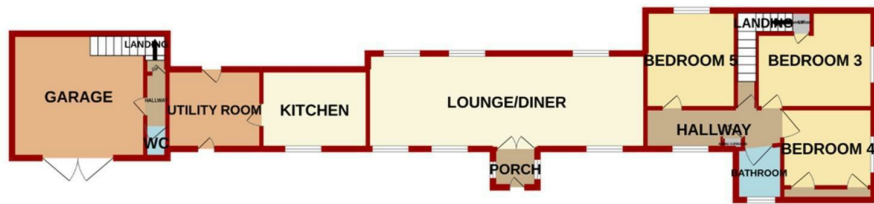
WHAT 3 WORDS - unsettled.surprises.professed

From the Coleford office, proceed around the clock tower to the traffic lights, continue straight over on to Gloucester Road, continue on this road, going straight over at the traffic lights in Mile End until you reach the junction. Turn right at the junction and continue for a short while, turning left signposted Hangerberry/Lydbrook, continue down the hill to the next junction, turning left towards Lower Lydbrook. Upon reaching the T Junction by the river, turn right, continue on this road for approximately 2.5 miles turning left where the property can be found via our for sale board.

PROPERTY SURVEYS

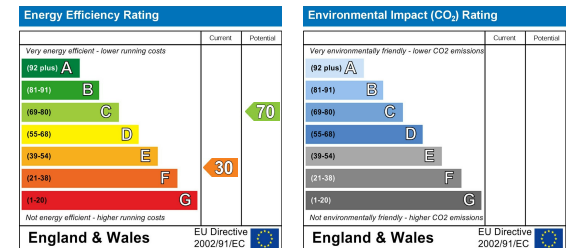
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)





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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