



**Croomshill , Linton HR9 7RY**  
**Guide Price £875,000**





## Croomshill , Linton HR9 7RY

• Reduced by £100k by motivated sellers • Large family home • Far reaching views to Black Mountains • Backing onto farmland • Annexe • Open plan living space • Village location • EPC D64 Council Tax F • Freehold • Approaching 4000 sq ft

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### Accommodation

The ground floor has been completely redesigned and extended by a significant amount by the current owners. A spacious entrance hallway gives access into a utility room, with fitted units and space for appliances. There is a door leading to the outside and further door giving access into the adjoining garage which has power and lighting. From the hall, there is access to a spacious and versatile room that could be used as home office, reception room, play room or additional bedroom. The hub of this wonderful home is the impressive and open plan kitchen-living room. This bright and spacious room has been beautifully styled, with a two sets of bi-fold doors leading out to the decking area whilst highlighting the stunning views and also boasts under floor heating. There is a wood burning stove, and an office alcove with space for

desks and shelving. The modern kitchen is extremely well appointed, and boasts a central island with high quality white quartz worktops, breakfast bar, integrated appliances to include fridge, freezer, conventional electric oven, steam oven with warming drawer beneath, microwave, dishwasher, induction hob and extractor to the ceiling above. There is a door to the side leading out, and a further door giving access to the annexe.

Adjoining the main house is a self-contained one bedroom annexe, perfect for multi generational use or additional guest accommodation. There is scope to explore offering the space as a holiday let. The accommodation briefly comprises an open plan living room-kitchen, with electric fireplace and door leading outside to the front of the property. The kitchen has been recently fitted and



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features a range of in-built appliances with ample cupboards and worktop space. There is a double bedroom with window to front aspect and a very well-appointed shower room which can also be accessed from the living area if required. An attractive oak staircase from the hall takes you to the first floor landing, which benefits from a large atrium style skylight, allowing an abundance of natural light. There are four double bedrooms and a family bathroom to the first floor. Two of the bedrooms face South West, both enjoying the fantastic and far reaching views towards the Black Mountains and Chase Woods. Both of these bedrooms also have dressing rooms and contemporary en-suite shower rooms. The two additional double bedrooms are East facing, and have built in storage cupboards. The family bathroom features a modern suite, to include bath, separate shower, wash basin with storage cupboard beneath, W.C and heated towel rail. The accommodation is approaching 4000 sq ft.

### Outside

The home benefits a good sized rear garden, mostly laid to lawn with ranch style fencing to the rear boundary. There is a large decked seating area accessible

from the living room and dining room, which offers truly far reaching West facing views towards Ross on Wye and the Black Mountains beyond, a superb spot for alfresco dining and watching the sun set. To the front of the property is a driveway with parking for several vehicles, access to a garage with electric roller door and electric car charging point. There is an additional area of lawn to the front and access to the rear garden on both sides of the house.

### Location

Linton is a small village in Herefordshire, situated approximately 5 kilometres (3 miles) east of Ross-on-Wye. With St. Marys Church dating from the 13th century, holding regular services and the church itself has several ancient yew trees in the churchyard. Regular community and charity fund-raising activities take place in the Village Hall weekly, Linton Women's Institute meet each month. The village pub the Alma Inn hosts The Linton Festival, a charitable annual event providing a range of local and more exotic ales and music.

### Material Information

Tenure: Freehold

Council tax band: F

Local Authority & rates: Herefordshire





Council - £3295.27 (2024/2025)

Electricity supply: mains

Water supply: mains

Sewerage: private drainage

Heating: LPG

Broadband speed: Basic 6 Mbps Superfast

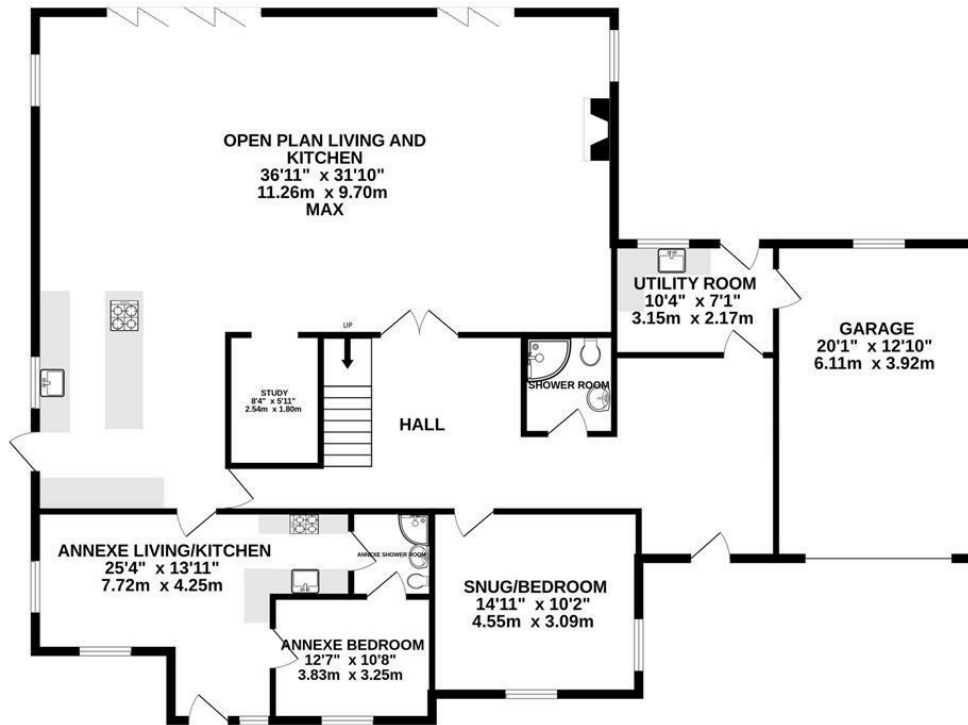
51 Mbps

Mobile phone coverage: EE, Vodaphone,

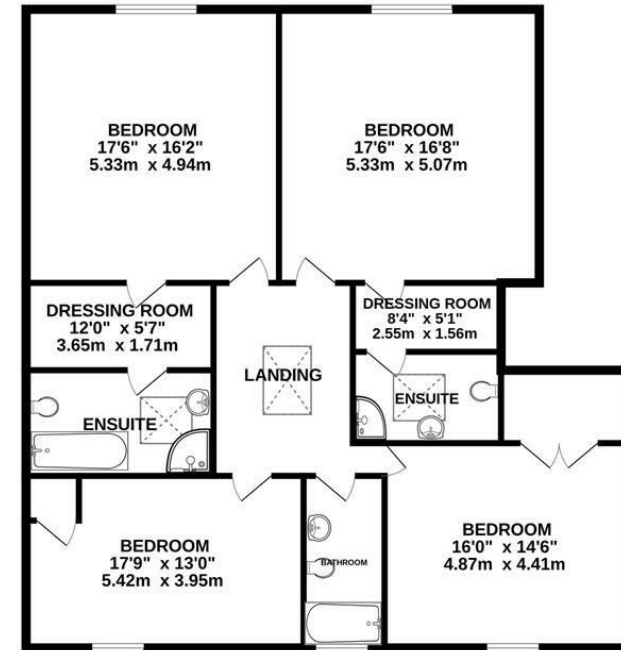
O2



GROUND FLOOR



1ST FLOOR



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