



Talbots Rise , Linton HR9 7RT
Guide Price £795,000



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- Detached period home in a picturesque rural village
- Arranged over three floors to include basement with private access
- Master bedroom suite with sitting area and en-suite bathroom
- Envious far-reaching rural views
- Grounds of 0.82 acres to include outbuildings
- Triple garage with electric doors
- Freehold
- EPC rating E46
- Herefordshire County Council - Tax Band G £3,981.95 (2025/26)

Guide Price £795,000



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Porch and Entrance Hall

A stone path leads to the welcoming apex porch with solid wood door and windows. A practical area for coat and shoe storage. A glazed door leads you into the entrance hall with stairs to the first floor and doors leading to the ground floor accommodation. An additional fully glazed exterior door provides direct access from the front of the home to the entrance hall.

WC

A white suite comprising a wash hand basin and WC. A window overlooks the front of the home.

Living Room

The spacious living room enjoys views from the three aspect windows. A character stone fireplace with inset wood burning stove creates a lovely focal point to the room.

Sitting/Dining Room

Currently used as an additional sitting room

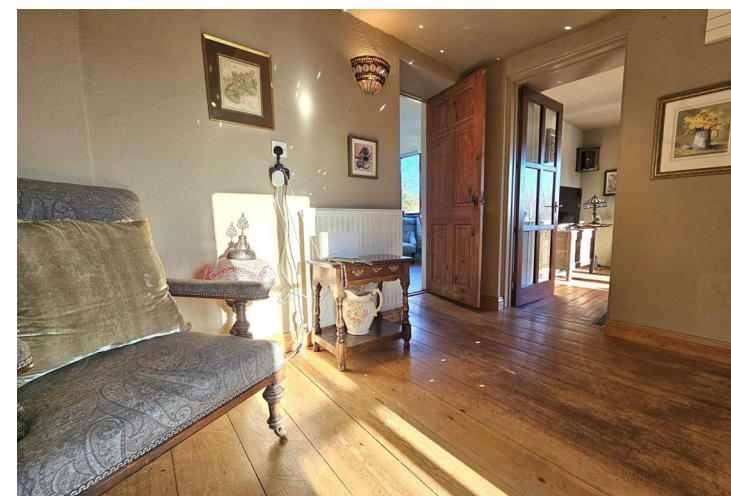
this reception room could serve a variety of purposes including a formal dining room or playroom. The bright room with solid wood flooring enjoys lots of natural light from the three windows and French doors which give access to the garden.

Kitchen/Breakfast Room

The modern kitchen is located at the rear of the home. The shaker style, cream country kitchen has a variety of wall and base mounted units with a solid wood worktop. A Belfast sink with stainless steel mixer taps sits beneath a picture window overlooking the garden. Further integrated appliances include a single electric oven, induction hob and stainless-steel extractor fan. A door from the kitchen leads down the stairs to the basement.

Basement

This multi-purpose space could serve a variety of uses. The two rooms are currently utilised as a utility room and home office. The utility room with a quarry tile floor has a



wooden storage unit with sink, plumbing for an automatic washing machine and tumble dryer and room for freestanding storage.

The quarry tile floor extends through to the study which benefits from natural light from the side two aspect windows and an external door giving private access to the space.

First Floor Landing

From the landing there is access to a partially boarded loft, three bedrooms and shower room.

Master Bedroom

The spacious master bedroom with solid wood floor enjoys dual aspect windows providing an abundance of natural light. There is space for a variety of free-standing furniture and a delightful area to sit and enjoys the far-reaching rural views through the corner picture windows.

En-suite

The olive-green suite comprises a standard bath, wash hand basin and WC. The walls are part-tiled with green ceramic tiles.

Bedroom Two

The double bedroom has a large side aspect window providing rural views. The room benefits from built-in storage cupboards spanning the width of the room.

Bedroom Three

Situated at the rear of the home, the double

bedroom features a lovely corner window to enjoy the views.

Shower Room

To complete the first floor accommodation is a modern shower room with white suite to include a double walk-in shower, WC and wash-hand basin vanity unit with a practical countertop.

Grounds

Gated access from the lane leads to a gravelled driveway with parking for several vehicles which in turn leads to detached triple garage (7.66 x 5.11) via two, electric up and over doors. The garage benefits from power and lighting. Within the garden is also an attractive stone built wood store (3.21 x 2.60).

The gardens to the front of the home consist of a paved patio area, ideal for alfresco dining, mature beds with a variety of shrubs and flowers and a lawn. Beyond the formal gardens is a well established orchard with a large expanse of lawn. Here, a timber stable is located plus a five bar gate giving further access to and from the lane. The gardens gently slope to an interesting terraced area of native mature trees, bushes and hedgerows.

The whole plot measures 0.82 of a acre.

Location

Linton is a small village in Herefordshire, approximately 5 kilometres (3 miles) east of



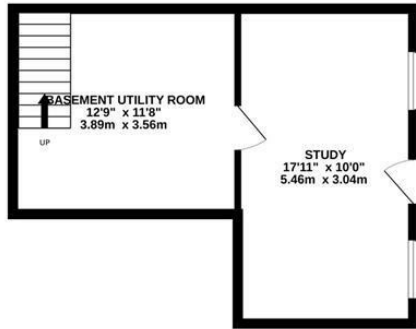
Ross-on-Wye. With St. Marys Church dating from the 13th century, holding regular services and the church itself has several ancient yew trees in the churchyard. Regular community and charity fund-raising activities take place in the Village Hall weekly, The award winning village pub the Alma Inn hosts The Linton Festival, a charitable annual event providing a range of local and more exotic ales and music.

Material Information

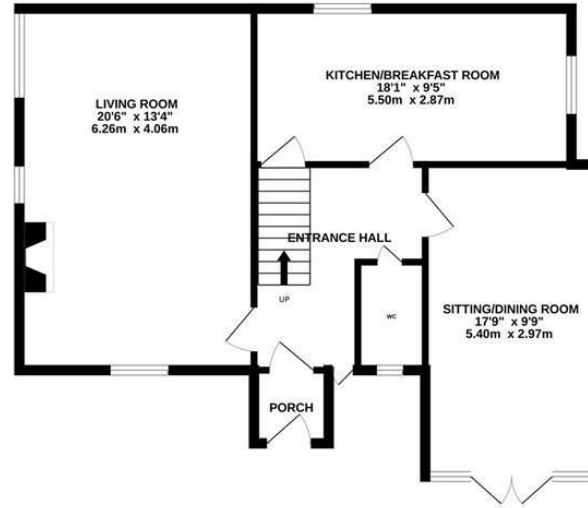
Tenure: Freehold
Council tax band: G
Local authority and rates: Herefordshire County Council - ££3,981.95 (2025/26)
Electricity supply: Mains
Water supply: Mains
Sewerage: Private septic tank
Heating: Oil
Broadband speed: Basic 30 Mbps
Mobile phone coverage: EE, Vodafone, Three & O2



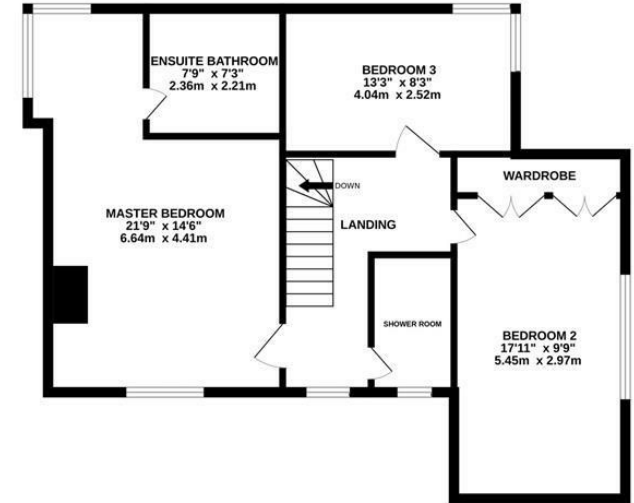
BASEMENT
328 sq.ft. (30.4 sq.m.) approx.



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1781 sq.ft. (165.4 sq.m.) approx.

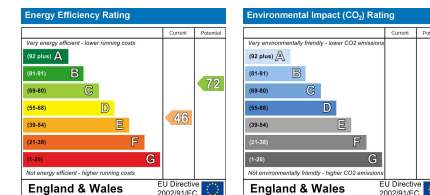
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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