

Mickleden Linton, Ross-on-Wye HR9 7RY £549,950



# Mickleden Linton, Ross-on-Wye HR9 7RY

Family home offering flexible living accommodation
Immaculately presented throughout
Quiet village location
Generously sized garden
Ample off road parking and garage
EPC
D61
Herefordshire County Council, tax band D - £2389.17 (2025/26)

# £549,950

# Accommodation

Upon entering the home the hallway has stairs to first floor with storage cupboard under and doors off firstly into the handy cloakroom. There are two large reception rooms at the front of the property with one currently used as playroom which has front and side aspect windows. The living room is a bright space with limestone fireplace with inset wood burning stove and window to the front. From the hall is access into utility room with stainless steel sink unit and worktops with base and wall mounted units, plumbing for automatic washing machine and space for further appliance. The oil fired boiler is also in this room.

The kitchen/breakfast room is well appointed with a range of units, central island with breakfast bar and built in appliances. From here archway leads into the family room at the rear of the home which was an inspired addition to the original layout and offers a light and airy environment and has three Velux roof lights and double doors leading out and giving views over the rear garden. To the first floor are three double bedrooms with the master boasting stylish en-suite shower room. There is also the main family bathroom and a further bedroom/study.

#### Outside

To the front of the home is an established garden with well stocked beds and borders and lawn. The driveway offers parking for at least 4 vehicles and leads to a garage. Gated side access leads into the rear garden which enjoys large Indian slate patio area, ideal for al fresco dining, mature beds and borders, expanse of lawn and is enclosed by fencing and attractive stone wall. The home backs onto fields and farmland.

### 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, Linton

Womens 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: D Local authority and rates: Herefordshire County Council, tax band -£2389.17 (2025/26) Electricity supply: Mains Water supply: Mains Sewerage: Private septic tank Heating: Oil Broadband speed: Basic 6 Mbps, Superfast 66 Mbps Mobile phone coverage: EE, Vodafone, Three & O2 Agents note - Please note that one of the vendors of this property is an employee of Naylor Powell. Naylor Powell Estate Agents have no financial interest in the sale of this property.

#### Directions

Leave Newent via the B4221 (Ross-on-Wye) proceed through Kilcot and Gorsley. Immediately after junction 3 (M50) take the next turning signposted Linton. Continue on this lane for approximately ½ mile and then turn left at the junction. Continue along the lane where the property is located on the left hand side just after the pub.

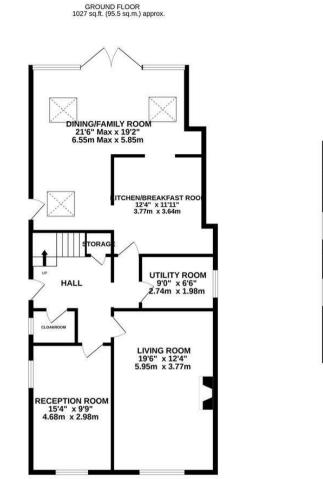


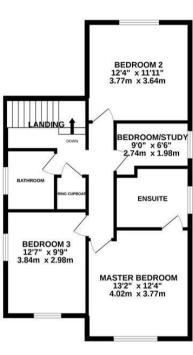
1 High Street, Newent, GL18 1AN

01531 828970 newent@naylorpowell.com www.naylorpowell.com









1ST FLOOR 725 sq.ft. (67.3 sq.m.) approx.

TOTAL FLOOR AREA: 1:522 sq.ft. {162.8 sq.m} approx. White very attempt has been nucle to save the accuracy of the fooglas contained here, naisurements of doors, vindows, nomes and any other items are approximate and no responsibility is taken for any error, messical or mit-selement. This fails in a finalizable pupposed only and isoldal be used as such bary prospective patchaire. The use is to their corectable of editionary energies and the selement of the selement of the selement of the selement of the selement is to their corectable of editors can be given and the selement of the selement is to their corectable of editors can be given.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

