



Mickleden Linton, Ross-on-Wye HR9 7RY

£549,950



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• 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



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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.

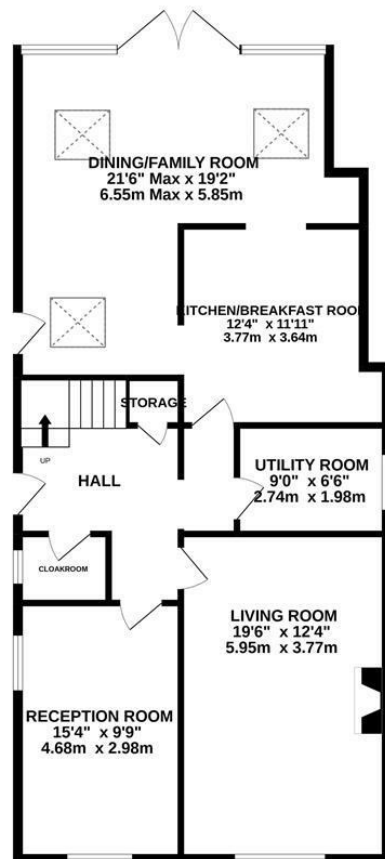
Naylor Powell Estate Agents have no financial interest in the sale of this property.

Directions

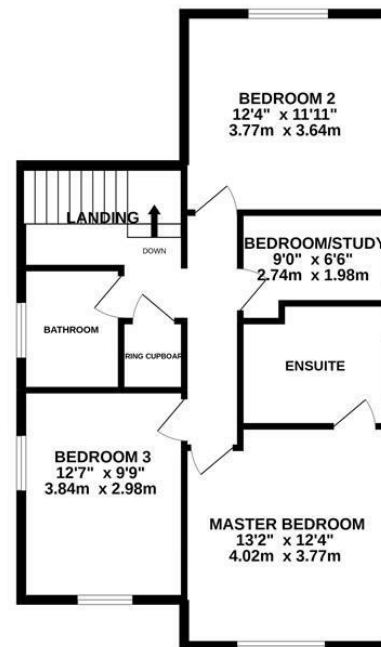
Leave Newent via the B4221 (Ross-on-Wye) proceed through Kilcot and Gorsley. Immediately after junction 3 (M50) take the next turning signposted Linton. Continue on this lane for approximately ½ mile and then turn left at the junction. Continue along the lane where the property is located on the left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



GROUND FLOOR
1027 sq.ft. (95.5 sq.m.) approx.



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



TOTAL FLOOR AREA: 1752 sq.ft. (162.8 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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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.

