



Wintles, Bill Mills, Pontshill, Ross-on-Wye, HR9 5TH





**Wintles
Bill Mills
Pontshill
Ross-On-Wye
HR9 5TH**

Summary of features

- Attached four bedroom property
- Sought after location
- Semi Rural
- Well presented accommodation throughout
- Spacious/flexible accommodation
- Grade II Listed

Asking price £500,000

Description

Welcome to this exquisite period house located in the sought-after area of Pontshill, Ross-On-Wye. This Grade two listed property boasts a charming blend of history and modernity, offering spacious and flexible accommodation that is sure to impress. As you step inside, you are greeted by a well-presented interior that exudes elegance and character. The property features one large reception room, leading from a large Kitchen/Dining Room perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and three bathrooms, there is ample space for the whole family to enjoy. Situated in a sought-after location, this attached four-bedroom house is ideal for those looking for a peaceful retreat while still being close to local amenities. Whether you are looking to unwind in the tranquility of the countryside or explore the nearby town, this property offers the best of both worlds.

Situation

Bill Mills is a welcoming hamlet situated in a tranquil corner of Herefordshire, around four miles south of the popular market town Ross-on-Wye. The property is surrounded by unspoilt countryside and lovely manicured gardens which include a broad pond - and this is frequented by all kinds of wildlife.

Accommodation

The well-presented accommodation comprises: Entrance Hall, Kitchen/Dining room, utility drawing room, cloakroom, four double bedrooms, two en-suites and a family bathroom.

Entrance Hall

Step through the front door into the entrance hall of this delightful property. Access to all principal ground floor rooms and stairs rise to the first floor.

Ground Floor

Kitchen/Dining Room

The kitchen is superbly appointed with bespoke kitchen units and granite worktops providing ample cupboard space along with integrated appliances, sink drainer unit, electric range cooker and space for dining furniture along with underfloor heating.

Utility

Adjacent to the kitchen and provides additional cupboard space with granite worktops plus room for other white goods and underfloor heating.

Drawing Room

From the entrance hall, a door to the right leads to the Drawing Room which has been thoughtfully decorated and features a wood burning stove, underfloor heating and two large windows overlooking the attractive courtyard. Patio doors lead out onto the courtyard. The drawing room is light and airy with high ceilings and offers ample space for relaxing and entertaining.

Cloakroom

Tastefully decorated with a two piece suite which includes, WC and wash hand basin along with underfloor heating.

First Floor

The first floor, which can be accessed from the main entrance hall/kitchen staircase, offers the master bedroom with en-suite, two double bedrooms and family bathroom.

Bedroom One (Master)

Side and front aspect windows with views over the garden and countryside, fitted wardrobes and access to the private en-suite shower room. The en-suite is fitted with a modern three piece suite with, walk-in shower cubicle, WC and wash hand basin.





Bedroom Three

Another double bedroom with fitted wardrobes, front aspect double window and access to the balcony through glazed doors and over looks the pond. The balcony is a perfect place to unwind, taking in the surrounding countryside.

Bedroom Four

A double bedroom with fitted wardrobes and rear aspect double window looking over the wildlife pond.

Bathroom

A modern family bathroom on the first floor which includes, bath with shower attachment, WC, wash hand basin and front aspect obscure window.



Second Floor

Bedroom Two

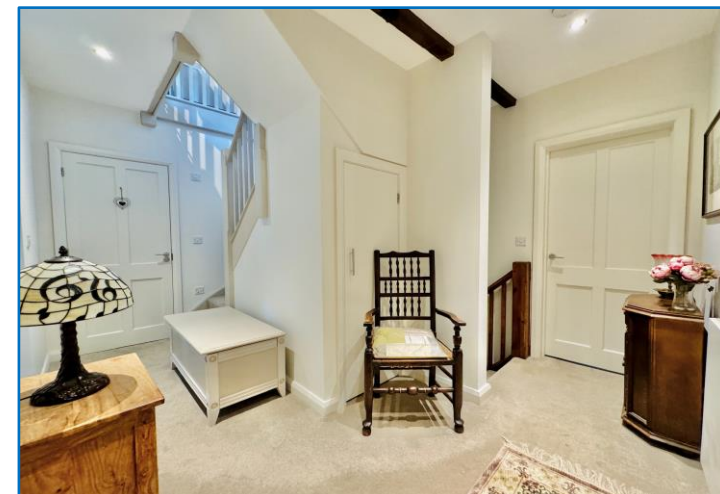
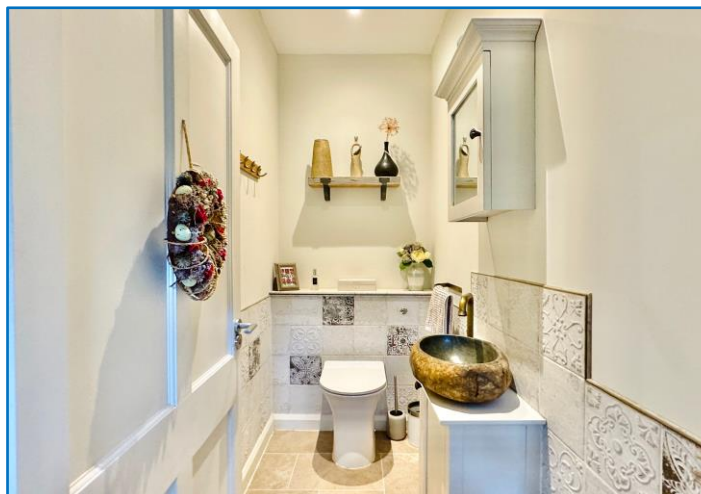
A truly unique bedroom with its open plan style, featuring an en-suite bathroom area with its rolltop bath, WC and wash hand basin. This wonderful room also features exposed timbers and has doors leading to the eaves which offer two loft storage areas.

Outside:

The property provides two allocated parking spaces to the front aspect. The front garden has been thoughtfully landscaped making it easy to maintain. A paved walk way leads to the front door, additional patio and stone areas provide space for garden furniture, planted flowers, bushes and shrubs feature across the front garden and a large useful shed provides storage space for garden tools and bicycles. The rear courtyard looks out onto the wonderful wildlife pond and a paved patio provides a seating area for entertaining or simply relaxing while enjoying the sunshine.

Services:

Mains water and electricity. Oil central heating and private sewage treatment plant.
Council Tax Band - E
Management fees do apply, please speak with the agent for more details.





Directions:

From Ross -on -Wye, take the A40 towards Gloucester and drive through Weston under Penyard and Ryeford. Take the right -hand turning for Pontshill and stay on this road for around two kilometres, passing Pontshill and Parkfields Country House. Shortly after you follow the road round a left hand bend and The Wintles can be located in the development on the right hand side.

Tenure:

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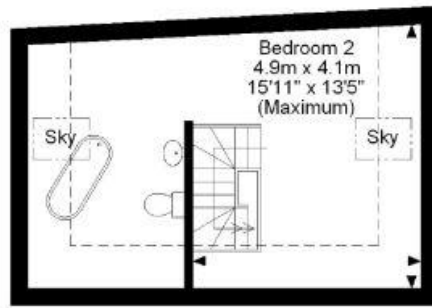
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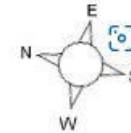
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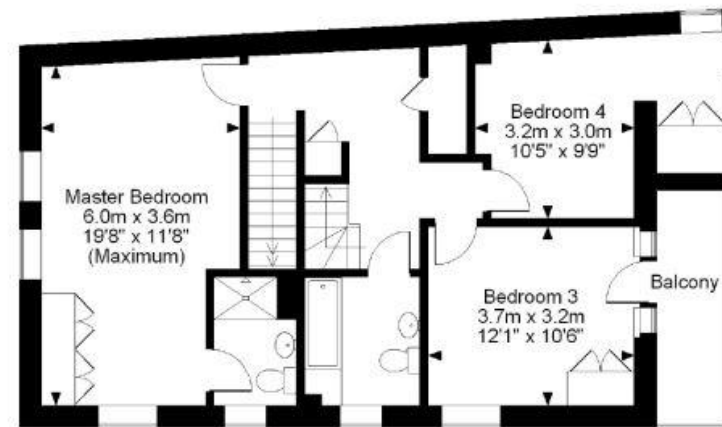
Approximate Gross Internal Area
1725 Sq Ft/160 Sq M



Second Floor



Ground Floor



First Floor

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.