



River House, Wye Street
Ross-on-Wye, Herefordshire, HR9 7BX



**MORRIS
BRICKNELL**





River House, Wye Street

Ross-on-Wye, Herefordshire, HR9 7BX

Guide:
£459,000

Listed Grade II Property of Immense Appeal

Outstanding Far reaching Outlook Across Glorious River Wye

Beautifully Presented Accommodation on 3 Levels plus Cellar

House Forms Part of the Historic Street Scape of Upper Wye Street

Just a Few Minutes Walk from Riverside & Town Centre

Under 10 mins Drive from M50 Motorway

Many Fitments/Extra Items Included in Sale

River House comprises an exceptionally attractive, four story property occupying an elevated site in historic Wye Street, and being just a few hundred yards west of the Market House in Ross town centre and a few minutes stroll from the banks of the River Wye.

Wye Street was formerly the only western approach to the town centre, and in its early days was named Dock Street, since the road lead down to the thriving boating activity, both commercial and leisure, on the River Wye. In the early 1800's, a brand new access road, Wilton Road, was created, and thus most principal traffic now uses that rerouted road, leaving the upper end of Wye Street as a beautiful curving row of older property facades.

Since acquiring the property some 3 years ago, the current owner has invested a substantial sum in upgrading and refurbishment of the property, resulting in the stunning interior that we see today. The main rooms are beautifully panelled, have fine fireplace surrounds and chandeliers. Moreover, the ground floor reception room has elegant, easily controlled shutters, whilst the room above has two exquisite bay windows, complete with window seats. Views over the river are tremendous.



In addition to the three storeys of living accommodation, there is a sizeable and ancient cellar with vaulted roof, having workshop adjacent, and this has proved to be a most practical and useful area, for example housing laundry equipment etc. These machines are all new, and will be included in the sale.

Being a tourist town, many will already be familiar with the charms of Ross, but for those unfamiliar with the area, it has the huge advantage of the M50 motorway just a few minutes drive away at the Travellers Rest roundabout.

Directions: If walking, leave the centre of Ross at the Market House, walking gently up hill westwards, past the Kings Head Hotel on your right, and one will shortly reach a road junction. Carefully proceed straight over, passing “The Man of Ross” Inn on the right. Begin your descent of Wye Street, and River House will be found shortly afterwards on the left hand side.

If driving, leave Wilton Roundabout (BP Service Station) proceeding along Wilton Road and up into the town. Just before the second junction, you will see The “Man of Ross” Inn on your left, turn down Wye Street, and River House will soon be seen on the left hand side.



BT Broadband Availability Speeds: Up to 900Mb
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains Water, Gas, Electricity and Drainage are connected.

Outgoings: 'D' Council Tax Band **EPC Rating:** 'N/A' Listed Property

Tenure: We are advised that the property is Freehold

To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

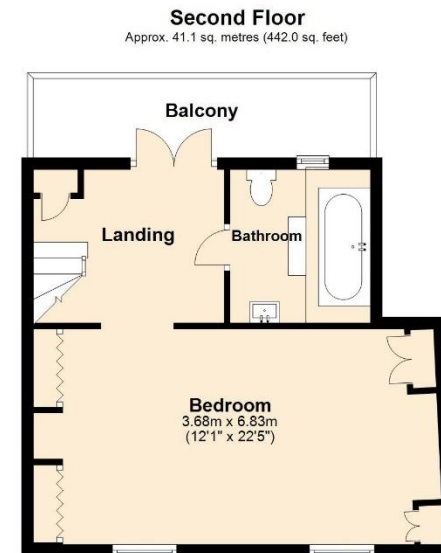
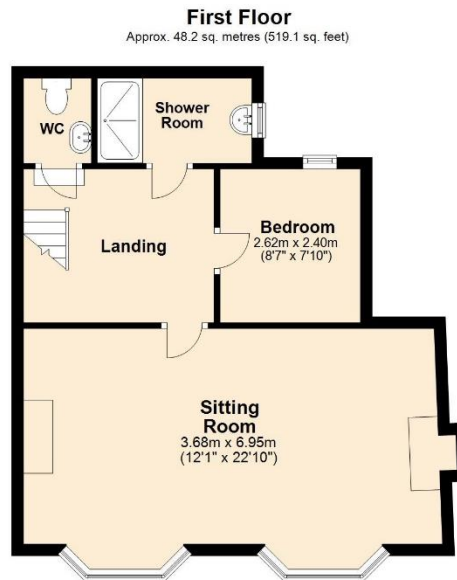
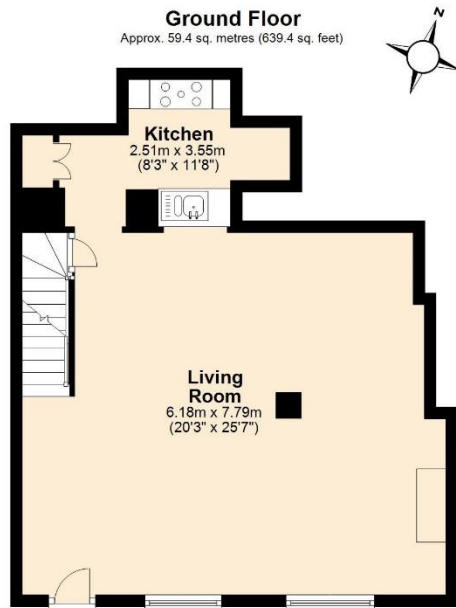
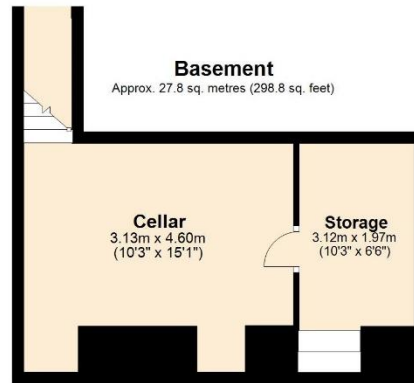
What3words: /// ///tanks.navy.recording

Money Laundering Regulations: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.



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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 176.5 sq. metres (1899.3 sq. feet)



01989 768320
info@morrisbricknell.com
www.morrisbricknell.com

30 Gloucester Road
Ross-on-Wye
HR9 5LE