



Mortimer House, 2 Alton Street
Ross-on-Wye, Herefordshire, HR9 5AB



**MORRIS
BRICKNELL**





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Guide:
£529,000

Beautifully Appointed Four Bedroom Late Georgian Townhouse

Immense Internal Character with Much Fine Period Detail

Deceptively Spacious Accommodation on Three Floors Extending to 1800sqft

The House Overlooks Attractively Landscaped Dean Hill Park

Wonderfully Secluded and Atmospheric Rear Garden with Fountain and Pool

Vendor is Willing to Part with much Period Furniture if desired

Mortimer House lies just a few hundred yards south of the historic stone-built Market House in the centre of Ross, the house having a delightful south-westerly outlook across tree planted Dean Hill Park. One is thus within a few minutes' walk of most town facilities, those close by alone including tennis club, bowling club, pubs, doctors' surgeries, hospital, restaurants and primary schools.

We believe the building dates back to 1805, and its elegant Georgian frontage belies the amount of space to be found within, having been extended both upwards and rearwards. The principal accommodation is laid out on three floors, with a sizeable cellar beneath. Most rooms are wonderfully light, and the whole of the accommodation has a period ambience of immense appeal; features contributing to that appeal including exposed Oak beams, internally shuttered windows, panelling, library shelving.

A covered portico with fluted columns and dentil frieze beneath a pitched roof opens through a wide wooden door to the exquisite 23' principal reception room, currently set up for dining, but could be equally well used as a wonderful drawing room with open fireplace flanked by library shelving. The room has two shuttered windows to the south-west enabling the receipt of a high degree of natural light. Exposed Oak beam and clever library shelving which conceals a door down to the large cellar, providing excellent general storage space. Through a further door, one has access to the most generously appointed



kitchen, having a range of wall and floor mounted cupboards and appliances. Superb white glazed one and half bowl sink set in solid Oak work surfaces.

Close by is the living room with a superb modern wood burning stove, library shelving and two double-glazed doors enabling direct access, to the largely paved 60' rear garden complete with fountain and pool to the far end. The secluded ambience of this garden makes it difficult to believe that one is close to the middle of the town! Positioned off this room is a most useful concealed cloaks and w.c.

To the first floor are 2/3 bedrooms, one of the bedrooms primarily used as a spacious library/study, whilst nearby is the luxuriously appointed bathroom and w.c complete with freestanding white bath, with claw and ball feet. Stand alone shower cubicle, basin and w.c. Adjacent is an additional cloaks and w.c. To the second floor is a terrific master bedroom and dressing-room suite with exposed apex ceiling and wall beams and shuttered window to front elevation. Double doors from the master bedroom open to a superbly appointed shower room and w.c

Heating at the property is provided by a combination of radiators, woodburner and open fire on occasions.



Directions: Leave the stone-built market house in the centre of Ross, proceeding southwards up Copse Cross Street. Take the 1st turning left, and Mortimer House is the third property on the left hand side. If driving, on street parking is usually available outside of the property, otherwise we recommend parking on Old Maids Walk.

BT Broadband Availability Speeds: Up to 74Mb.
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

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

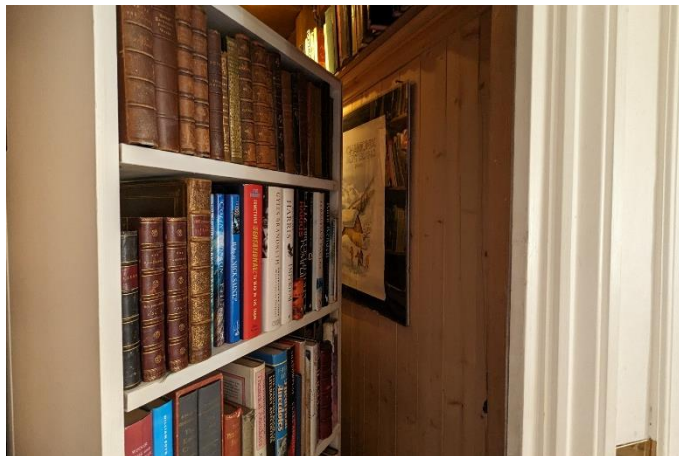
Outgoings: 'D' Council Tax Band **EPC Rating:** 'D' (Full EPC Rating available)

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

What3words: [///poetry.sideburns.lifestyle](https://www.what3words.com/?q=///poetry.sideburns.lifestyle)

Tenure: We are advised that the property is Freehold

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.

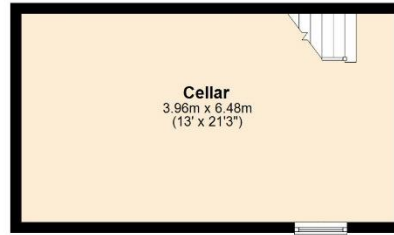


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

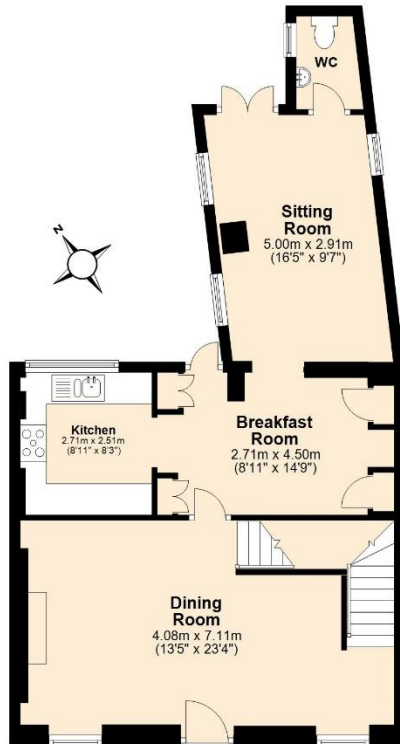
Basement

Approx. 28.2 sq. metres (303.3 sq. feet)



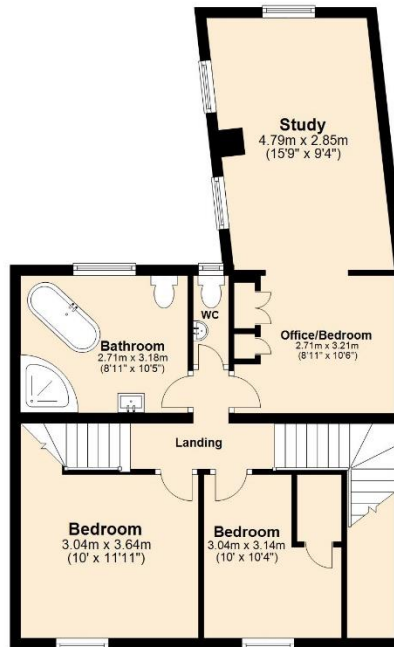
Ground Floor

Approx. 66.1 sq. metres (712.0 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.2 sq. feet)



Second Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 198.1 sq. metres (2132.2 sq. feet)



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