



Guide: £785,000

**LEOBHAN, WILTON ROAD, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 5JA**

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**MORRIS
BRICKNELL**

LEOBHAN, WILTON ROAD, ROSS-ON WYE, HEREFORDSHIRE, HR9 5JA

A UNIQUE, ARCHITECT DESIGNED FOUR BEDROOM TOWN PROPERTY OCCUPYING A CLIFFTOP LOCATION ON SOLID BEDROCK. THIS WONDERFUL LOCATION ENABLES STUNNING VIEWS ACROSS THE GLORIOUS RIVER WYE. THE MULTI STOREY ACCOMMODATION INCLUDES TWO OUTSTANDING RECEPTION ROOMS, A 19' KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS (ALL EN-SUITE) & A SUPERB 45' RECREATION SPACE & A HUGE DOUBLE GARAGE/WORKSHOP.

Reception Hall, Cloaks & W.C. 28' Dining Room. 19' Kitchen, Laundry/Utility Room, Garden Room, 45' Recreation Room, Cloaks/WC & Sun Terrace/Patio. Office/Study. 24'Sitting Room, 4 Bedrooms, each with En-suite Shower Room and W.C. Double Garage/Workshop. Spectacular Outlook.

LOCATION & DESCRIPTION

Constructed some 22 years ago to the exacting standards of the Architect creator, Leobhan lies some 300yds west of Ross town centre, and commands absolutely stunning views across the famous horseshoe bend of the River Wye. The structure occupies an elevated, cliff top location and thus has no conventional garden to maintain, and offers spacious and truly individual accommodation on several levels. The views from the property are extensive, extending way beyond the river itself across hundreds of acres of unspoilt and undulating countryside towards the Welsh hills in the distance.

Pedestrian access to the river is only two minutes walk away, as are all the facilities of this fascinating and historic market town.

The cleverly designed accommodation occupies the central portion of the structure. To the lowest level is the versatile 45' Recreation room, whilst to the northern elevation is the exceptionally spacious double garage, workshop and wine cellar! Many features of the construction have been designed to mitigate road noise. These include reinforced concrete floors, 6/12/6 double glazing to all rooms, cavity sound absorbent blockwork walls and other features. Central heating is from a Rehau underfloor system, even including the double garage and workshop! **In addition to being a unique family home**, the versatile 45' ground floor recreation room offers scope for many other potential uses (subject to consent) including Professional offices (eg. Solicitors/Accountants, Physiotherapy Clinic etc.)

To those contemplating the purchase of a truly unique property, we thoroughly recommend a full internal inspection. In detail the property comprises:

Entrance Hall with high level clerestory window, coat hooks and door to cloaks cupboard. Coir matting throughout. Impressive hardwood door to exterior.

Toilet: with white suite comprising low level W.C. and wash hand basin.

Dining/Reception Room of overall max dimension approx. 24'0 x 17'11 with five tall narrow windows admitting much light, and having a glazed door out onto the small terrace, from which there are stunning views across the River Wye. Most attractive moulded ceiling panels and downlighter spots. Extensive fitted bookshelves to one wall and fitted carpet throughout. Capacious storage cupboard containing hot water cylinder serving shower room over and electric distribution boards.

Stairs ascending to first and second floor, Oriel window lights.

Kitchen/Breakfast Room of overall max. dimensions approx. 19'9 x 12'5. Extensive range of floor mounted cupboards and drawers with two, single bowl sink units incorporated within. Extensive range of matching, extra deep wall mounted cupboards and ingenious central island, with Corian worktop, inset five ring gas hob with huge extractor fan over and extra wide oven alongside. Recessed shelving and additional storage cupboards, together with recess for high level T.V. Ceiling mounted downlighter spots. Beautiful outlook across the River Wye towards farmland and tree planted countryside beyond.

Laundry approx. 10'8 x 5'3 with plumbing for washing machine and tumble drier, sink unit and extra deep wall mounted storage cupboards. Door to **Walk-In Pantry** with multiple shelves and space for fridge/freezer.

Approached via a glazed door is the **Versatile Recreation Room** approx 45'8 x 14'8 with its own cloaks and w.c. This vast space has **potential** for a wide variety of future uses. It would make an excellent **Gynasium**.

Other Potential Uses might include **Professional Offices** eg: Accountants, Solicitors, Dental Surgery, Physiotherapist etc, subject of course to any necessary consents.

Murals decorate the three side panels, whilst to the opposite elevation, the extensive glazing allows excellent natural light admittance.

Alongside is the **Garden Room** approx. 11'8 x 10'5 and having vinyl tiled floor under a raised wood burning stove to one corner and double glazed sliding door enabling direct access to the

Patio. This has a brick wall to its outer side from which there are terrific views across the Wye Meadows. Five low brick planters alongside the brick wall of the Garden room grow fig or other climbing plants.

Not far way is a **Patio Shed** with shelving and light. There is a space adjacent same, for bin storage with a further wooden door to exterior. Nearby is a water storage butt for plant watering, and a small pool with a fountain and statue.

Back to the Dining Room and up three steps leads to:

Office/Study of max. dimension approx. 17'1 x 7'0 and having extensive shelving to walls, desktop and three Mono sun pipes above in addition to the window and recessed downlighter spots.

From the main landing adjacent the study, a self-closing door opens through to the

Outstanding Double Garage/Workshop. This is of overall max. dimensions 30' x 20' with two, individual remote controlled, up and over doors to exterior allowing entry to the ample space for two vehicles. Positioned to one side of same is the **Excellent Workshop Area** with solid benching to two walls in L shaped fashion. In addition to the two Mono sun pipes, there are 11 fluorescent tubes illuminating this area making it an exceptionally practical area in which to work. **N.B.** The garage has underfloor heating! Rear door to

Wine Cellar with tubes, shelving and light.

Boiler Room housing the Keston gas fired central heating boiler and Heatrae Sadia hot water storage tank over. Positioned alongside same in the garage is a stainless steel sink unit with cupboards beneath. Adjacent to the up and over door is the equipment for the Central Vacuum System which allows quiet and efficient cleaning of all areas within the house.

First Floor Galleried Landing with superb morning light admittance, through the double glazed, oriel windows. Fitted carpet and downlighter spot. Door to shelved linen storage cupboards. Fitted book shelving to one wall.

Master Bedroom of max dimensions 17'10 x 9'2 with mirror fronted, floor to ceiling wardrobes to one end of the room, and double glazed sliding door out onto **Balcony** to opposite side. This balcony is approx. 8'6 x 6'0 and once again, has a stunning outlook across the River Wye. **En-suite Shower Room and W.C.** with extra large shower cubicle, vanity unit comprising wash hand basin with generous storage cupboard beneath and part tiled walls with dual voltage shaver point. Heated towel rail/radiator.

Bedroom Two approx. 10'11 x 9'2 with double glazed window again enabling stunning outlook. Two narrow doors to wardrobe space and door through to **En-Suite Shower Room and W.C.** with corner shower, vanity unit comprising wash hand basin with storage beneath, and low level W.C. Dual voltage shaver points. Heated towel rail/radiator.

Bedroom Three approx. 11'2 x 6'8 with window overlooking river. Double doors to built in wardrobe and door through to **En-suite Shower Room and W.C.** with large shower cubicle, wash hand basin, and low level W.C. Heated towel rail/radiator. Dual voltage shaver point.

Bedroom Four approx. 14'6 x 9'6 and having double glazed windows to two elevations and access hatch with fold way aluminium ladder allowing access to **Capacious Roof Storage Void** with additional hot water cylinder. Double doors to built in wardrobe. Further door to **En-Suite Shower Room and W.C.** with large shower cubicle, wash hand basin and low level

W.C. Heated towel rail/radiator. Dual voltage shaver point.

Sitting Room of max dimensions approx. 24'2 x 17'10. An amazing room from which there is a quite outstanding vista across the Wye and beyond. Positioned to either end of this generous room are a host of fitted cupboards and storage areas, many finished in most attractive Ash. Light admittance is from four elevations, meaning that the room benefits from natural daylight at virtually all times of the day. Positioned to one corner of the room is a small, yet most practical Kitchenette.

Additional General Notes.

Most internal doors are solid and self-closing to comply with fire regulations. The floor construction is of reinforced concrete, insulation, heating pipes, tongue and groove chipboard with carpet adhesion. Bedroom Four is the only occupied room facing Wilton Road and its Oriel double glazed window also has secondary glazing. The property also has a smoke detection system.

SERVICES: Mains gas, water, electricity and drainage are connected together with the ability to turn off all heating in unused rooms.

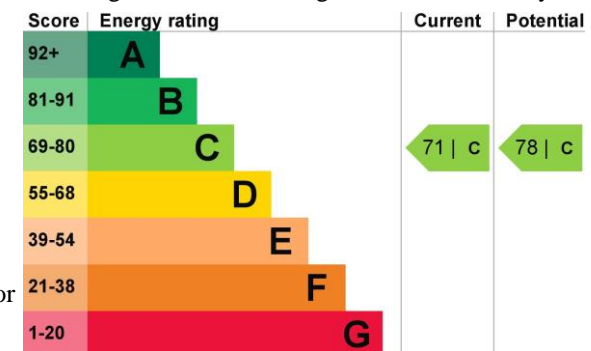
OUTGOINGS: 'G' Council Tax Band

EPC RATING: 'C' (Full EPC available)
note: this can be upgraded particularly by adding additional roof insulation above the Recreation room.

TO VIEW: Strictly and only please by prior telephone appointment through
Morris Bricknell Tel: 01989 768320.

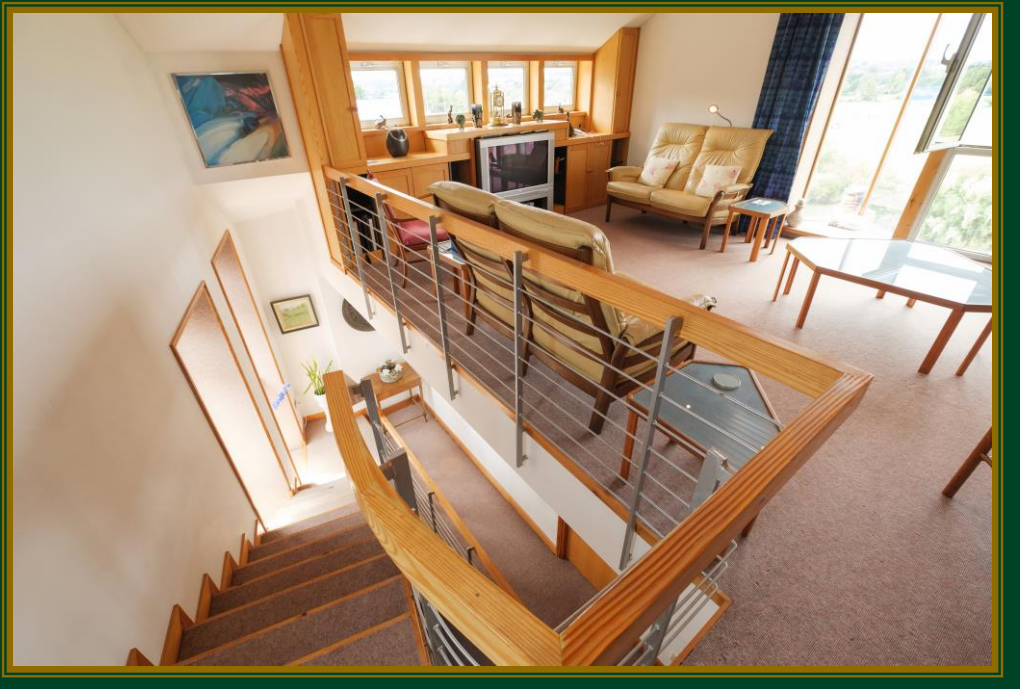
DIRECTIONS: From the stone built Market House in the centre of Ross-on-Wye, proceed westwards along the High street, passing onto Wilton Road. Shortly after the Man of Ross pub on the right hand side. Leobhan is the pink house which will be seen within a matter of yards on your right, and opposite a Historical Tower on the left.

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.





IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.





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