



Arthur's Barn, Green Court, Wilton  
Ross-on-Wye, Herefordshire, HR9 6BH



MORRIS  
BRICKNELL





# Arthur's Barn, Green Court, Wilton

Ross-on-Wye, Herefordshire, HR9 6BH

Guide:  
£634,000

**Fantastic 4 Bedroom Detached House with Modern Entertaining Spaces**

**Most Useful and Spacious Double Garage/Workshop of Over 500 sq. ft**

**27' Sitting/Entertaining Room, 25' Kitchen/Breakfast Room**

**Extremely Accessible Location for A40 and M50**

**Low Maintenance Gardens Including Lawned Area and Patio Seating Areas**

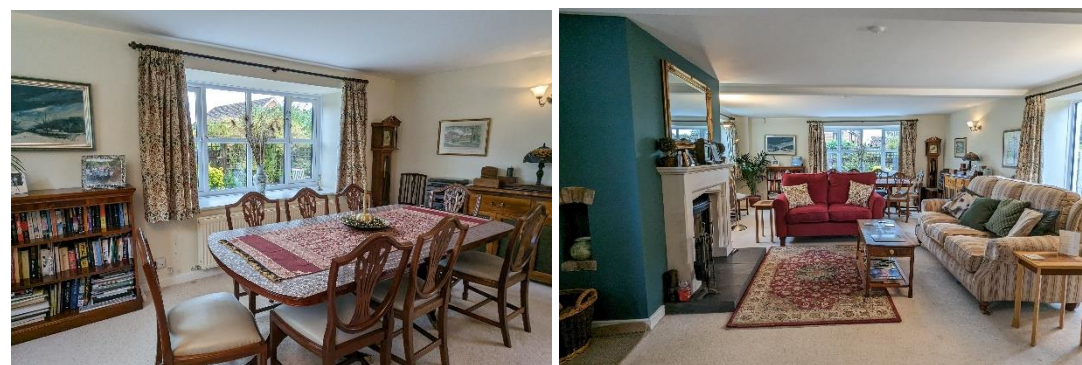
**Bank of 15 Solar Panels Having Only Been Installed Earlier This Year**

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The original cottage at Arthur's Barn was believed to have been built in the early 1800's, but like many older properties has been added to and altered over time. The property one sees today offers generous modern living accommodation, whilst retaining many character features.

Situated on the outskirts of the market and tourist town of Ross-on-Wye with its range of facilities, close to the River Wye and historic Wilton Bridge and Wilton Castle, Arthur's Barn has a timber framed façade with a tiled pitched roof and is located in a small close of other properties at Green Court.

The entrance hall leads to a 27' living room with windows to all elevations, together with double doors which open onto the south facing patio area to the rear of the house. The 25' breakfast kitchen room, which incorporates the original cottage, provides a fantastic and stylish space for entertaining, whilst also having the benefit of a large integral utility area with separate sink and plenty of storage space. To the first floor is a 16' main bedroom and en-suite shower room, together with three additional bedrooms and a family bathroom.



To the front of the property is a lawned garden with a range of mature trees, as well as a large gravelled parking area and a 32' brick barn/workshop/garage, which provides space and potential for any new owner.

To the west side of the house is a newly planted Rose garden, with a small pedestrian gate giving access to Snickle Lane, which was once the original road! To the rear is the south facing patio, providing an exceptionally private and sunny spot for either entertaining or growing a range of sun loving plants.

For those concerned with strategic location and accessibility, A40 dual carriageway and M50 motorway are close by giving access to both Monmouth, Gloucester and beyond. For anyone looking for well proportioned accommodation and an outbuilding with huge potential then we would recommend an early viewing of Arthur's Barn.

**Directions:** If leaving the centre of Ross at the stone built market house, proceed westwards from the town towards Hereford, passing over the River Wye at Wilton Bridge. Immediately opposite the entrance to the BP service station at Wilton Roundabout, take the right hand turning signposted as a no through road. Proceed down this lane, turning right before The Catle Lodge Hotel and Arthurs Barn is the first turning on your right.



**BT Broadband Availability Speeds:** Up to 70Mb.  
(Quoted from [www.bt.com/broadband/availability](http://www.bt.com/broadband/availability) by using the property's postcode)

**Services:** Mains Water, Electricity, and Drainage are connected. LPG central heating.  
**Solar Panels:** 15 panels providing free electricity.

**Outgoings:** 'F' Council Tax Band    **EPC Rating:** 'C' (Full EPC Available)

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

**What3words:** [///sharp.wove.mining](https://www.what3words.com/#!/sharp.wove.mining)

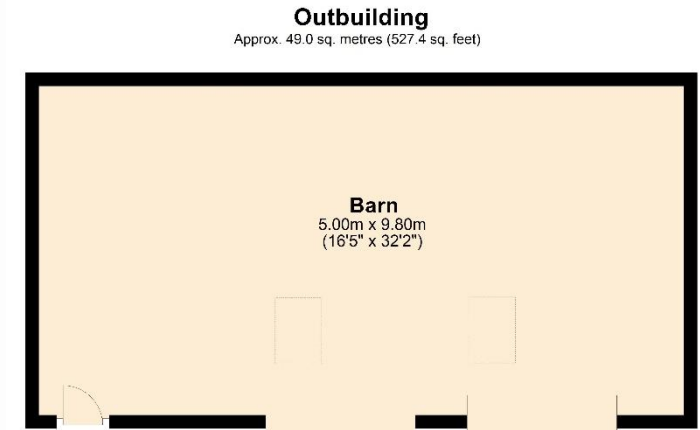
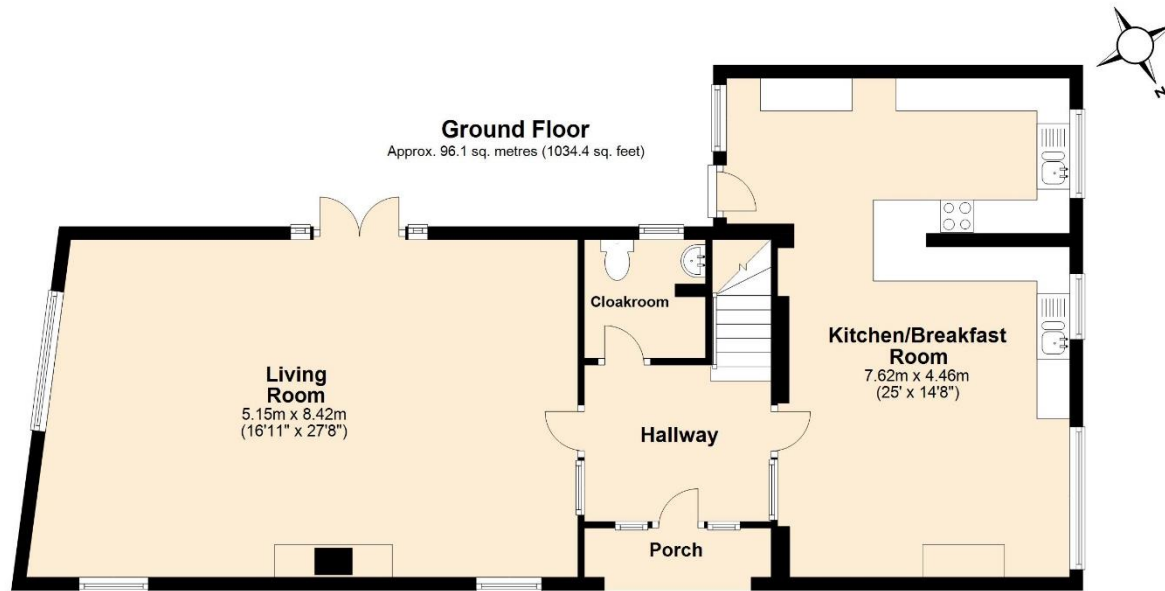
**Tenure:** We are advised that the property is Freehold

**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.

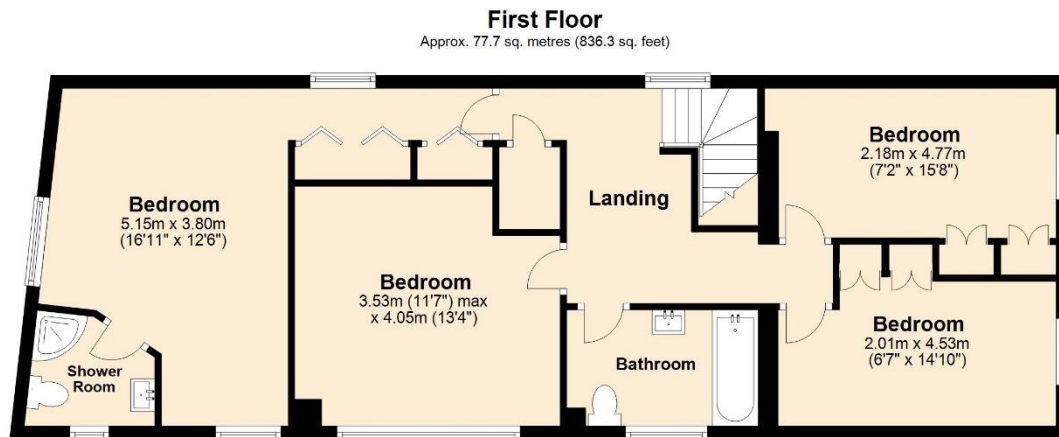


**IMPORTANT NOTICE:** Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept 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.

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 173.8 sq. metres (1870.8 sq. feet)



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