

Farnworth
Linton, Ross-on-Wye HR9 7SR

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £495,000

An INDIVIDUAL FOUR BEDROOM DETACHED BUNGALOW situated in a BEAUTIFUL ELEVATED POSITION ENJOYING 180 DEGREE VIEWS, having SPACIOUS and VERSATILE ACCOMMODATION, TWO RECEPTIONS, DOUBLE GARAGE and OFF ROAD PARKING, HALF AN ACRE GARDENS, all being offered with NO ONWARD CHAIN.

Linton is a small village offering a village hall, church and a public house situated approximately 5 miles from the market town of Ross-on-Wye, 15 miles from Gloucester and 18 miles from Hereford and just over 2 miles to the M50 motorway for The Midlands and South Wales.

Sporting and leisure facilities within the area include a choice of Golf Clubs including the 'Ross-on-Wye Course', approximately 3/4 of a mile away and the new 'Twin Lake South Herefordshire Course', plus various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.













Enter the property via glazed wooden front door into:

ENTRANCE HALL
Two single radiators, access to roof space, thermostat control, telephone point, two light tubes.

WALK-IN AIRING CUPBOARD
7'6 x 4'3 (2.29m x 1.30m)
Single radiator plus separate airing cupboard with single radiator with slatted shelving and storage space.

LOUNGE
15'2 x 15'5 (4.62m x 4.70m)
Ornate cast iron tiled fireplace with tiled heart and wooden surround, two single radiators, TV point, front and side aspect windows.

KITCHEN / DINER
26'4 x 9'5 (8.03m x 2.87m)
Fitted kitchen comprising of a range of base and wall mounted units with granite worktops and splashbacks, Rangemaster oven with five ring gas top and extractor fan over, tiled floor, telephone point, rear aspect window. Arched opening through to:

DINING AREA
Engineered oak flooring, double radiator, television point, front aspect window. Double opening glazed French doors into:

CONSERVATORY
13'7 x 9'9 (4.14m x 2.97m)
Double radiator, power and lighting, blue tinted double glazed roof, double opening French doors to raised decked area enjoying far reaching elevated views.

UTILITY (FORMERLY THE KITCHEN)
10'4 x 10'2 (3.15m x 3.10m)
Single drainer sink with mixer tap, range of base and wall mounted units with laminated worktops and tiled splashbacks, built-in oven, plumbing for washing machine, space for fridge / freezer and further appliances, Worcester Greenstar Heatslave oil-fired boiler, rear aspect window, half glazed back door to decking and gardens enjoying the far reaching views.

BEDROOM 1
13'7 x 9'6 (4.14m x 2.90m)
Single radiator, front aspect window.

BEDROOM 2
11'9 x 9'3 (3.58m x 2.82m)
Double wardrobe, TV point, front aspect window.

BEDROOM 3
10'4 x 9'7 (3.15m x 2.92m)
Double wardrobe, single radiator, rear aspect window enjoying far reaching views.

BEDROOM 4
10'4 x 7'8 (3.15m x 2.34m)
Double wardrobe, single radiator, rear aspect window.

BATHROOM
8'2 x 6'3 (2.49m x 1.91m)
Sunken bath with mixer tap and shower detachment encased by black marble surround, pedestal wash hand basin, WC, shaver point, extractor fan, towel rail, side aspect frosted window.

SHOWER ROOM
7'6 x 5'8 (2.29m x 1.73m)
Walk-in double shower cubicle with Mira Play electric shower, tiled splashbacks, glazed screen, shaver point, WC, wash hand basin, chrome heated towel rail, tiled floor, front aspect frosted window.

OUTSIDE
To the front of the property, a tarmacked entrance apron, suitable for the parking of two / three vehicles, leads to a driveway leading to a parking and turning area, suitable for parking a further four / five vehicles. A track, to the left hand side of the bungalow, with five bar vehicular access, leads to:

DETACHED DOUBLE GARAGE
24'6 x 16'0 (7.47m x 4.88m)
Accessed via double opening barn doors, power and lighting, windows to both side aspects. The garage has a ladder which leads to a fully boarded loft area, which offers potential for conversion with full standing height, rear aspect window.

Underneath the garage, there are two open storage rooms, which could be ideal for log storage etc.

The property is surrounded by a wrap around wooden deck. To the side of the lounge and the rear of the dining room, there is a covered decked area where the views can be enjoyed. The front / side and rear gardens are laid to lawn for low maintenance. The total plot measures approximately half an acre. The gardens are enclosed by fencing and hedging and enjoy glorious elevated views towards the Cotswold escarpment.

SERVICES
Mains water, drainage, electricity. Oil fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water - to be confirmed.

TENURE
Freehold.

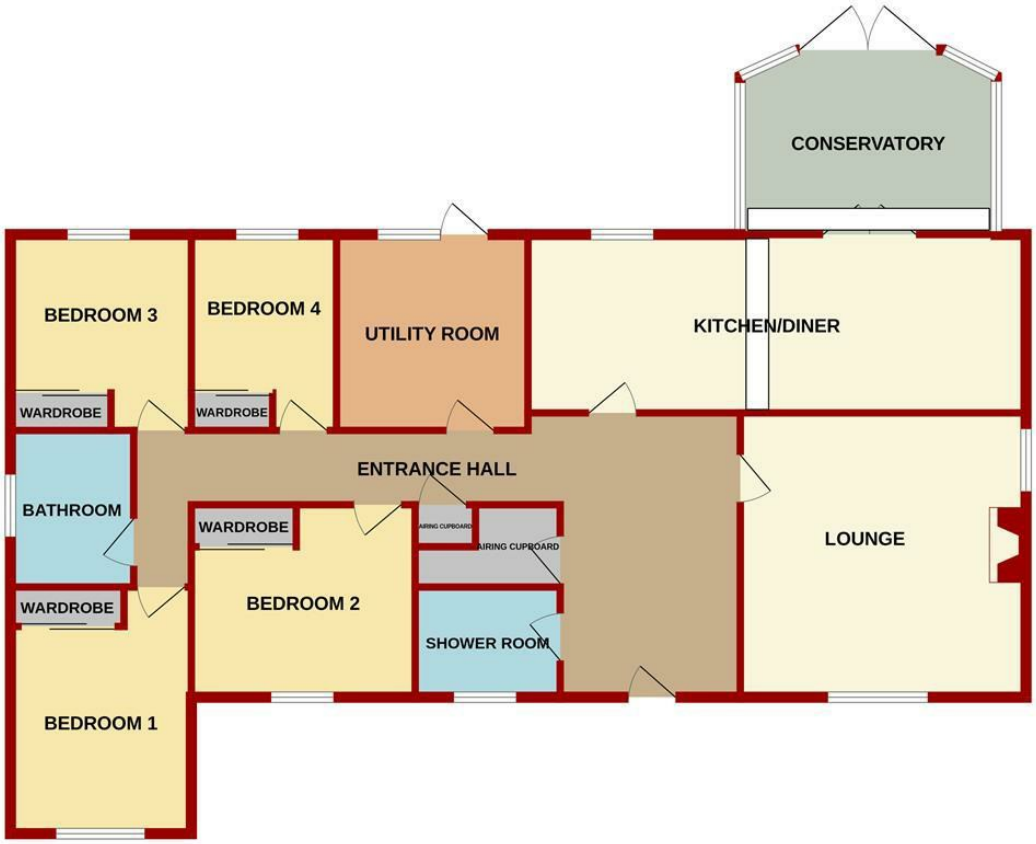
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Linton village, proceed along past the village hall, turning left, then taking the first left into Linton Road, where the property can be found on the left hand side opposite the turning for The Line.

what3words /// presenter.worthy.grants

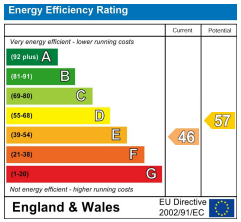
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

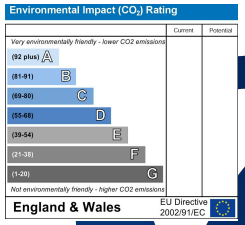
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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