

River House Wye Street, Ross on Wye HR9 7BX

£420,000

naylor powell

River House Wye Street, Ross on Wye HR9 7BX

• Exceptional town house • Prime location with river views • Versatile and spacious accommodation • Cellar storage • NO CHAIN • EPC exempt Grade 2 Listed • Herefordshire Council tax band D - £2642.39 (2026/27) - Freehold

£420,000

1 High Street, Newent, GL18 1AN

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Cellar
Accessed from the living area. The room provides full height.

Open plan living space
To include sitting room, dining area and kitchen. Generous space with ceiling beams and two large windows to the front aspect of the property allowing in natural light.

Kitchen
Well appointed kitchen, offering generous space for appliances . Ceiling beams and a serving hatch facing into the dining area of the living room.

Second floor landing
Accessed via the stairs from the lounge area. From the second floor landing, you can access the w/c, shower room, bedroom one, bedroom two, bedroom three and the stairs up to the third floor.

Bedroom one
Window to the rear aspect of the property allowing natural light in.

Bedroom two
Accessed from the landing. With ornate stone fireplace and panelled walls, ceiling beams and a large bay window to the front aspect of the property overlooking views of the river and fields beyond.

Bedroom three
Accessed from the landing. Panelled walls and ceiling beams, large window seat to the front aspect of the property overlooking views of the river and fields beyond.

Shower room
Accessed from the landing, white suite comprising of a walk in shower and a hand wash basin.





W.C
Accessed via the landing, white suite compromising of a W.C and pedestal hand wash basin.

Third floor landing

Bedroom four
With views to the river and fields beyond. Ceiling beams and extensive built-in wardrobes.

Bathroom
White suite with a relaxing sunken style bath, sink with vanity cupboard under, W.C.

Outside
From the third floor landing, French doors lead to a private rear decked patio area, with mood lighting and surrounded with built in seating.

Location
The property is situated close to market town of Ross on Wye. Having a good range of sporting, shopping and social facilities and excellent links to South Wales and the Midlands via the A40 & M50 motorway. The popular market town of Ross on Wye offers an assortment of local shops, a range of restaurants, welcoming pubs and various leisure facilities. Ross is located in the heart of the Wye Valley Area of Outstanding Natural Beauty and there is also a range of beautiful walks, which take in the stunning countryside and river scenery around Ross.

Material information
Tenure: Freehold
Grade 2 Listed
Council tax band: D
Local Authority & rates: Herefordshire Council - £2,642.39 (2026/27)
Designated Conservation Area
Electricity supply: mains
Water supply: mains
Sewerage: mains
Heating: mains gas
Broadband speed: Basic (ADSL) 16mb Superfast (FTTC) 75mb Ultrafast (FTTP) 2300mb Overall (Maximum) 2300mb
Satellite/Fibre: Sky & BT available. Virgin: not available
Mobile phone coverage: EE, Three, Vodafone





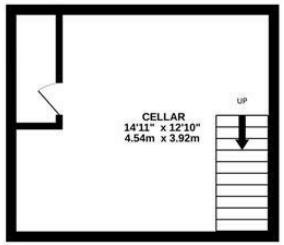




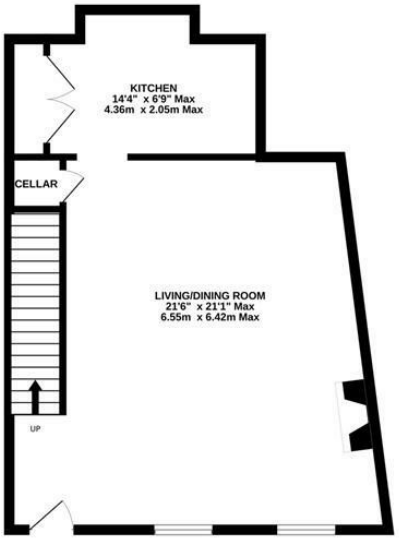




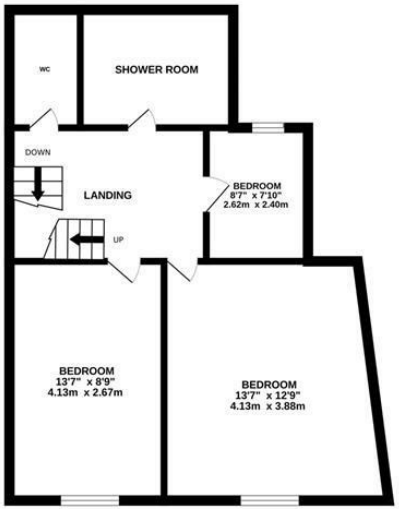
BASEMENT
192 sq.ft. (17.8 sq.m.) approx.



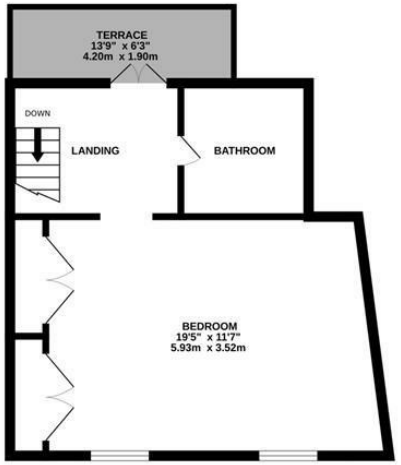
GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

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