

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Black Norle Barn, Glewston, Ross-On- Wye HR9 6BA

£2,100 pcm

A barn conversion set within the idyllic countryside on the outskirts of the sought-after market town of Ross-on-Wye, this beautifully converted four bedroom barn offers a rare opportunity to enjoy rural living with excellent access to local amenities. EPC Rating D, Council Tax Band G, Contact the office for more information.

**Deposit** - £2423.08

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**



Regulated by

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### **Location**

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

### **Description**

Blending character features with modern finishes, the property provides generous, versatile accommodation ideal for families or professional tenants seeking space, privacy and countryside views. The property is let unfurnished and comprises of; spacious entrance hallway with exposed beams and vaulted ceilings, cloakroom, large living room with log burning stove, office/study, utility room, kitchen with built in appliances and AGA, large dining room with second staircase leading to two double bedrooms and family bathroom with a separate shower cubicle. Off the main staircase is a large landing with floor to ceiling windows, master bedroom with dressing area and ensuite bathroom with separate shower cubicle and a further double bedroom. Large driveway at the front of the property with carport housing multiple cars and electric points, rear walled courtyard garden, double garage with electric. Oil central heating, under floor heating throughout downstairs, drainage via a septic tank, water supplied via a borehole.

EPC Rating D, Council Tax Band G, Contact the office for more information.





### **Council Tax**

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

### **Energy Performance Certificate**

The EPC rating for this property is D (64).

### **Right to Rent**

Under the Immigration Act 2014, landlords and Agents are required to carry out immigration checks on all adult occupiers.

**Holding Fee & Deposit** Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £484.61

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Deposit: 5 weeks' rent which equates to £2423.08

This covers damages or defaults on the part of the tenant during the tenancy.

### **Agents Notes**

The sanitation is via a septic tank housed within the grounds. The water is supplied via a borehole again set within the grounds.

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.