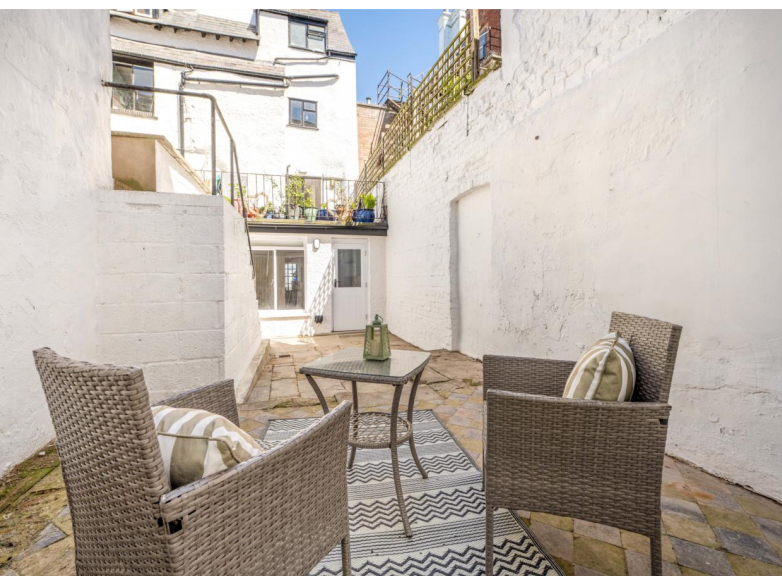




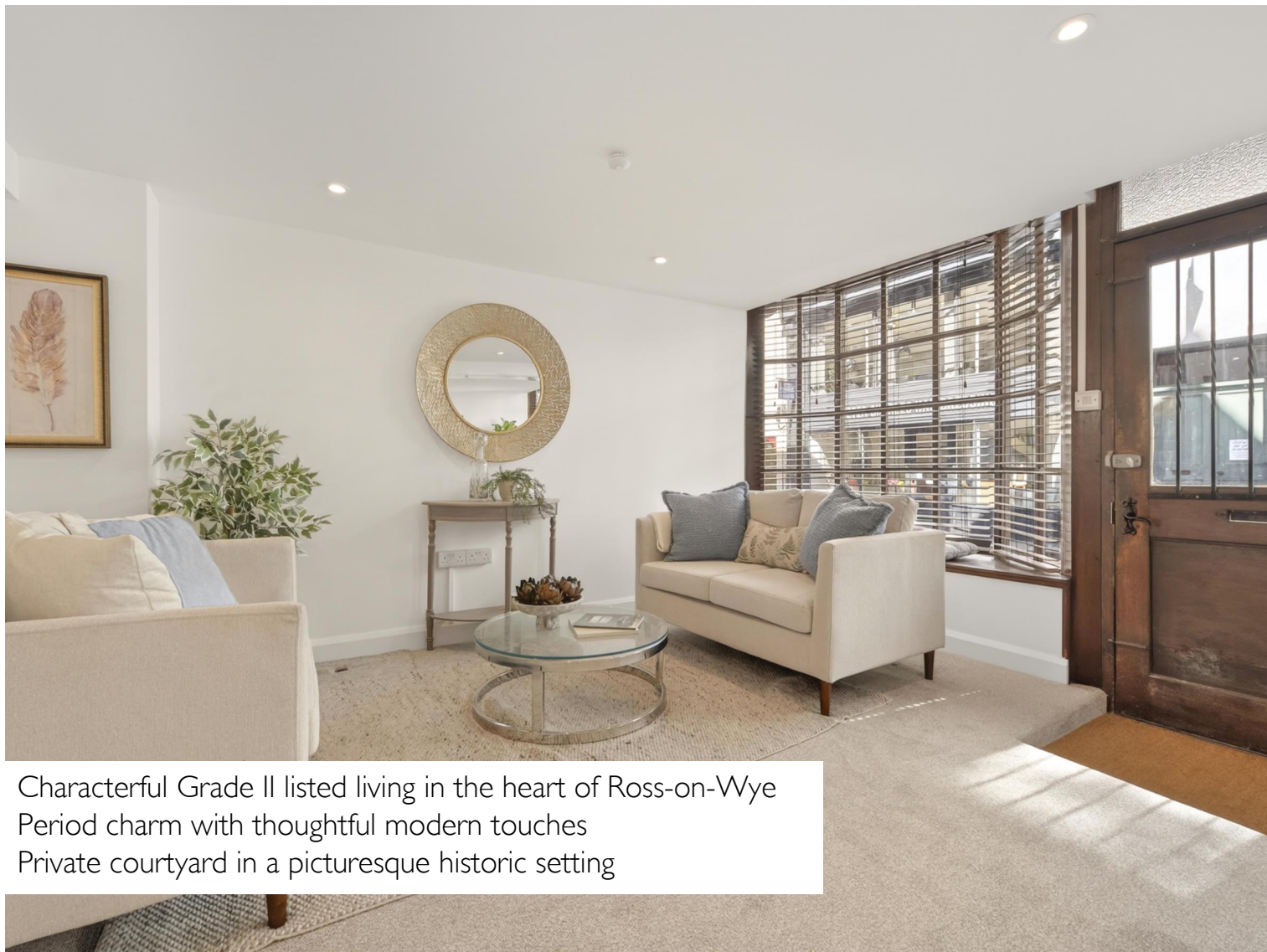
# ROSS-ON-WYE

Guide price **£325,000**



# 52 HIGH STREET

Ross-on-Wye, Herefordshire HR9 5HH



Characterful Grade II listed living in the heart of Ross-on-Wye  
Period charm with thoughtful modern touches  
Private courtyard in a picturesque historic setting

This charming Grade II listed apartment blends period character with carefully considered updates, set along a picturesque street in the heart of Ross-on-Wye. Rich in architectural detail, the property retains its historic appeal while providing comfortable, contemporary living.

The apartment offers three well-proportioned bedrooms, each enhanced by large windows that draw in natural light and frame attractive views of the surrounding area. The welcoming reception space leads into a spacious living room, offering flexibility for seating, dining, and home working.

The kitchen has been tastefully updated, featuring stylish cabinetry paired with a wooden worktop, providing both practicality and visual warmth. The bathroom is finished with quality fittings and elegant tiling, complementing the property's overall character.

Outside, the enclosed courtyard provides a private outdoor retreat - ideal for relaxing or entertaining. Offered as a leasehold with a share of freehold, this is a rare opportunity to enjoy a characterful home within a vibrant historic setting.

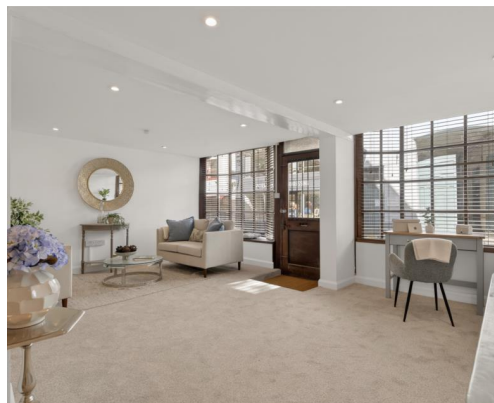


Guide price  
£325,000

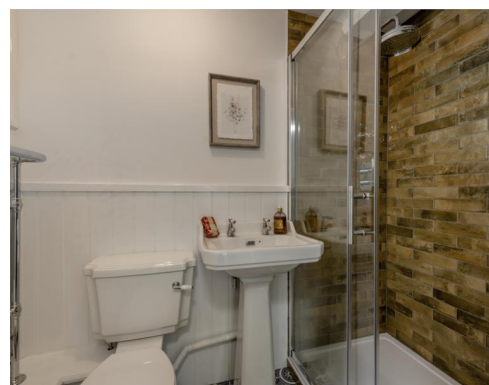
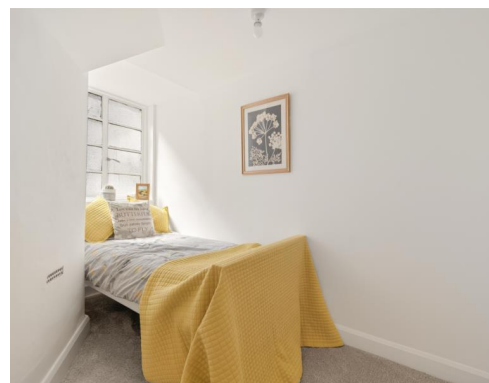
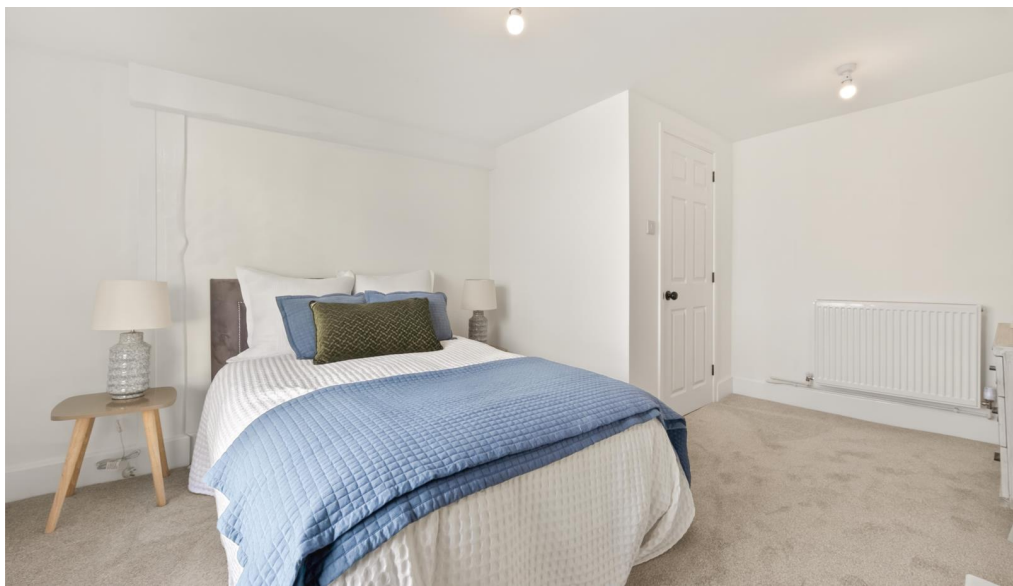


### KEY FEATURES

- Grade II listed apartment full of character
- Three well-proportioned, light-filled bedrooms
- Flexible living and dining space
- Tastefully updated kitchen with wooden worktops
- Well-appointed bathroom with quality fittings
- Private enclosed courtyard



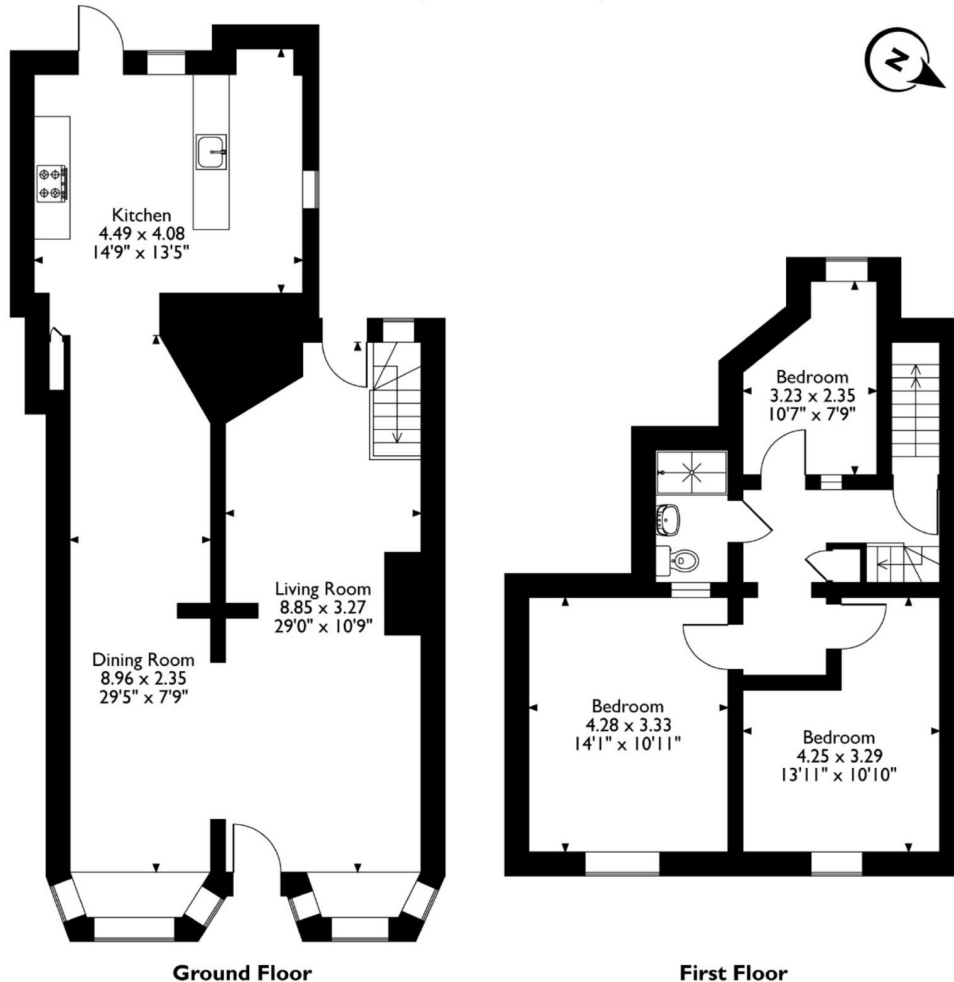
# STEP INSIDE



The apartment is open and bright and inviting that sets the tone for throughout. The reception area flows naturally into a generous living space, filled with natural light and offering flexibility for modern lifestyles.

The layout allows for distinct areas for relaxing, dining, and working, while maintaining a sense of openness. Period features subtly enhance the space, adding charm and individuality.

52, High Street, Ross-on-Wye, Herefordshire  
 Approximate Gross Internal Area  
 121 Sq M/1303 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Each of the three bedrooms is well-sized and finished in light, neutral tones, creating calm and restful environments. Large windows enhance the sense of space and connect the interior with the surrounding townscape.

The kitchen combines practicality with character, featuring contemporary units alongside warm wooden surfaces, designed to meet everyday needs without compromising the building's heritage.

The bathroom is thoughtfully appointed with quality fixtures and tasteful tiling, creating a clean and functional space.

# STEP OUTSIDE



The property benefits from a delightful enclosed courtyard, offering a rare and private outdoor space within this historic setting. Ideal for al-fresco dining or quiet relaxation, it provides scope for planting and personalisation.

Surrounded by period buildings, the courtyard reflects the charm and heritage of the area, enhancing the overall sense of place.

## LEASEHOLD DETAILS:

Leasehold on a 999 year term from 2/12/2025 with a 50% share of the Freehold.

The loft and cellar do not form part of the Leasehold, so any use of it would need to be agreed with the other Freeholder.

## AGENT'S NOTE:

Grade II listed building.

## INFORMATION

Postcode: HR9 5HH

Tenure: Leasehold - share of freehold

Tax Band: B

Heating: Electric

Drainage: Mains

EPC: F





## DIRECTIONS

What3words: troubled.geminate.scarf



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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