



# ROSS-ON-WYE

Guide price **£290,000**



# RIVER BANK, 3 WILTON HALL

Wilton Lane, Wilton, Ross-on-Wye, Herefordshire HR9 6AH



Two-bedroom, period ground floor apartment.  
Spacious living accommodation with character features  
Communal gardens on the bank of the River Wye

Set within a grand historic building in Wilton, Ross-on-Wye, this elegant ground floor apartment offers a unique blend of period character and modern comfort. Featuring two generous bedrooms and two well-appointed bathrooms, the property boasts bright interiors, high ceilings and decorative mouldings that reflect its heritage. Wilton is a village in south Herefordshire, England just under a mile west of the market town of Ross-on-Wye. Ross-on-Wye offers a variety of independent and commercial shops, social and sporting facilities, schools, GP surgery and community hospital. Ross-on-Wye also benefits from having fantastic transport links to the M50 to the midlands or South Wales. The nearby cities of Hereford, Gloucester and Cheltenham are also easily accessible.

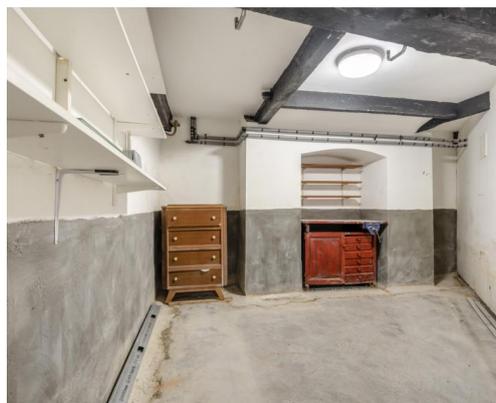


Guide price  
**£290,000**



### KEY FEATURES

- Period apartment with character features
- Two spacious bedrooms and bathrooms
- Historic Grade II listed building with classic design
- Communal gardens leading to riverbank
- Well-designed reception rooms for versatile living
- Abundant natural light throughout
- Two cellar rooms for storage
- No onward chain



# STEP INSIDE



On arrival at Grade II listed Wilton Hall, you are greeted by elegant communal hallway which leads you to the apartment.

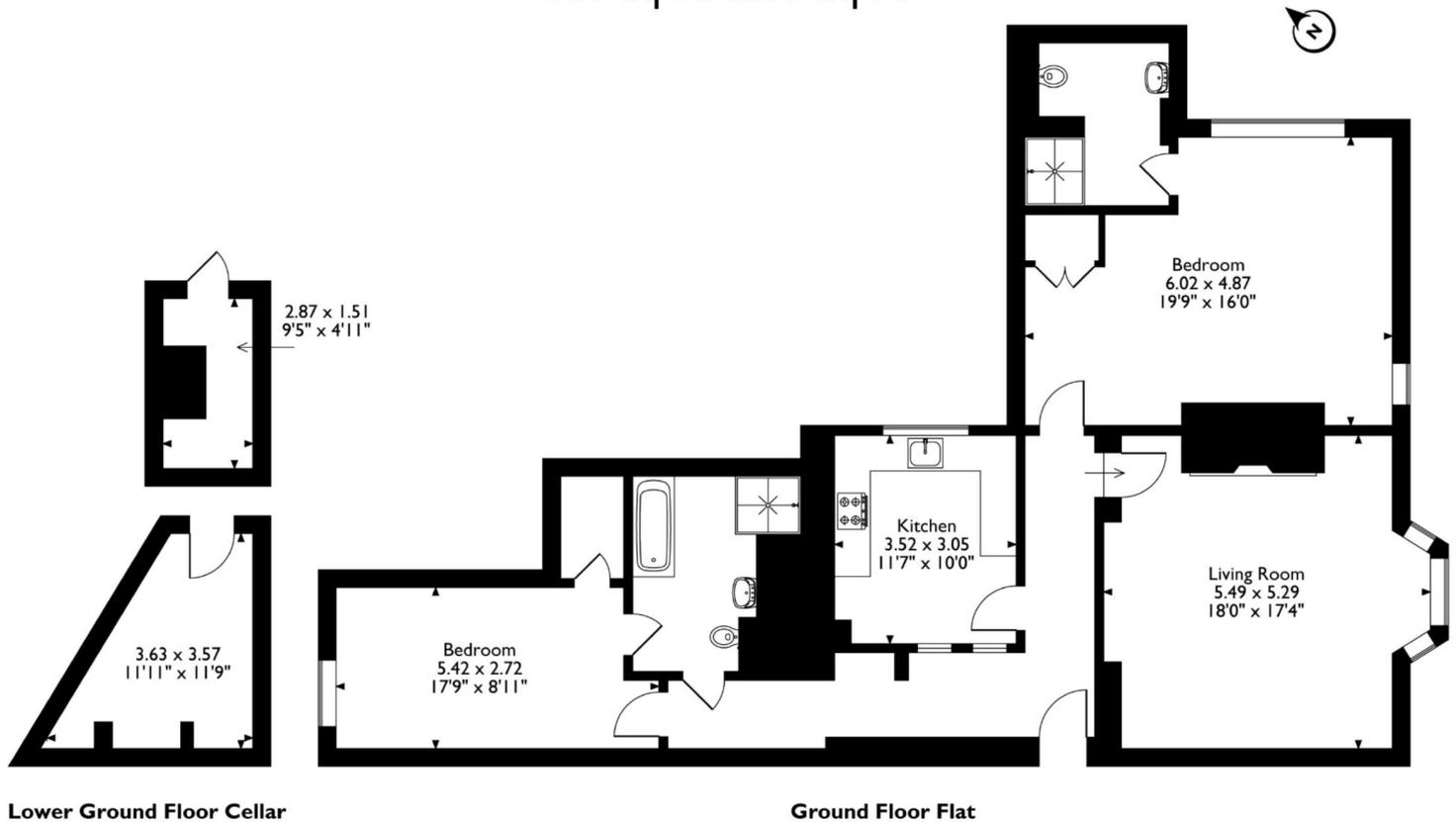
Entering the apartment you are greeted into a spacious hallway with light-coloured walls, tiled floor and classic detailing.

The reception rooms are bright and adaptable, while each bedroom is generously proportioned and filled with natural light. The large elegant sitting room has an original timber boarded floor, feature slate fireplace with inset living flame gas and bay window looking out towards the river, making it ideal for relaxing or entertaining.

The kitchen has a range of fitted wall and base units built in appliances and space for a table and chairs.

Two stylish en-suite/family bathrooms provide modern convenience.

Approximate Gross Internal Area  
130 Sq M/1399 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.

With unique features throughout, the property boasts bright interiors, decorative mouldings that reflect its heritage, large sash windows throughout fill the rooms with natural light and provide delightful outlook to the River Wye and views of the surrounding greenery, while storage and utility areas ensure practicality.

The apartment also benefits from a spacious storage area in the cellar.

# STEP OUTSIDE



The period architecture extends to the exterior, with well-kept gardens flowing down to the picturesque riverbank garden, which is accessed via a private gateway and shared with the other residents of Wilton Hall.

A welcoming path lined with greenery leads to the ornate entrance, while the tranquil grounds provide space for outdoor relaxation. The combination of heritage charm and natural surroundings makes the garden a perfect extension of the home. The property also benefits from having an allocated parking space and provisions for guest parking.

#### LEASE INFORMATION:

Term: 999 years from 1st January 2006

Management/Service charge: Currently £1374 per annum

Ground Rent: £125 per annum

#### AGENT'S NOTE:

There are trees within the communal grounds with TPO's on them.

Prospective purchasers should refer to Wilton Hall Management Ltd to obtain information on groundwater extraction pump system present in cellarage which has been installed to manage any groundwater ingress to cellars during periods when then road floods.

Leaseholders have rights to access the shared river bank at the front of the property. Any fishing rights are unknown.

## INFORMATION

Postcode: HR9 6AH

Tenure: Leasehold - share of freehold

Tax Band: C

Heating: Gas LPG

Drainage: Mains

EPC: E





## DIRECTIONS

What3words: [///chap.risking.comedy](https://www.what3words.com/#!/en////chap.risking.comedy)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY  
 01989 768484  
 ross@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.