

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Corner House, Wilton Ross-on-Wye HR9 6AA

Guide Price **£235,000**

An Exceptionally Well Appointed, Recently Renovated Three Story Property, Wonderful Period Features. Easy Access of Ross Town & Riverside Walks. EPC D

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1



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Stroud House, Gloucester Road, Ross-on-Wye, HR9 5LE
Offices also at Ledbury, Malvern, Upton, Colwall Office & London



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.

Description

Positioned on the outskirts of the town, close to historic Wilton Bridge, Corner House forms a cluster of dwellings which historically were adjacent to one of the few crossing points of the River Wye. These properties through the decades have been the Kings Head Hotel, a shop and are now residential dwellings. Constructed of painted sandstone and brick, with attractive black painted corner quoins, the Corner House has recently been extensively renovated and modernised, to provide in excess of 1300 sq.ft of versatile accommodation, retaining the period features, whilst benefitting from contemporary fittings. The front door leads into the light filled 18' open kitchen/living room with feature fireplace. With attractive wood effect flooring throughout, the living area leads through to the kitchen with its range of floor and wall mounted Shaker style units, with worktop over and integrated appliances, making this not only a functional work area, but also a fabulous entertaining space. A door leads from the kitchen to the basement, where the utility area has space for a washing machine, whilst adjacent is a 16' room, ideal for either a home cinema, gym, or simply additional storage.





From the kitchen, stairs lead to the first floor where there are two double bedrooms, and a well appointed shower room and w.c.

Stairs then continue to the second floor where there is a most attractive bathroom with vanity basin and w.c. and a master 17' bedroom.

Corner House is within easy access of the nearby Riverside Walks, as well as being in walking distance of Ross town centre, and offers a wonderful opportunity for those seeking a character property, with a contemporary finish.

Tenure Freehold We are advised (subject to legal verification) that the property is freehold.

Services We have been advised that mains water, electricity and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Agents Notes Adjacent on either side of the house are Grade II Listed properties, Corner House does not have an associated Listing with Historic England but is in a conservation area. Parking is on street in Wilton Lane.



Council Tax

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

EPC The EPC rating for this property is D

Viewing By appointment to be made through the Agent's Ross-On-Wye Office, Tel: 01989 768 320

Directions Leave the market house in the centre of Ross heading towards Wilton. On crossing Wilton Bridge, Corner House will be seen on the left hand side as you turn into Wilton Lane

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

