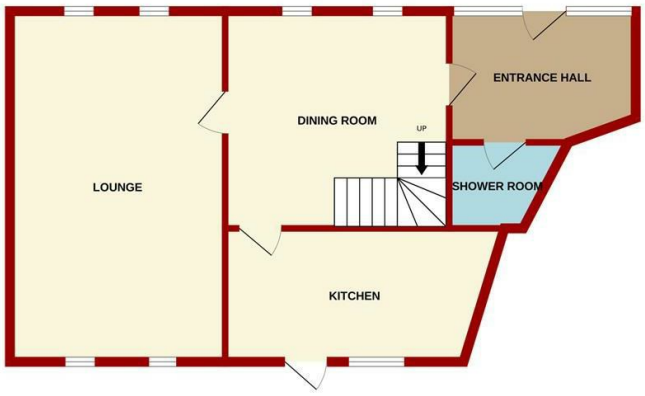
Linton House
Bromsash, Ross-On-Wye HR9 7PP

STEVE GOOCH
ESTATE AGENTS | EST 1985



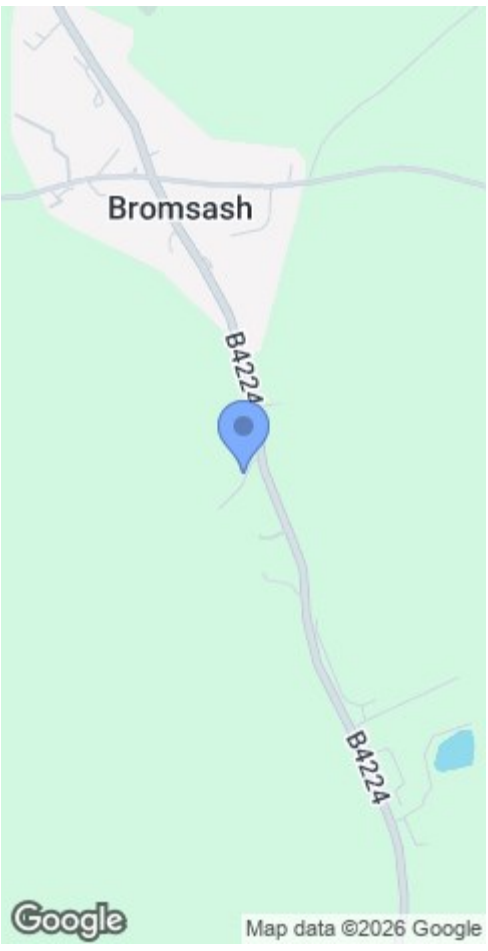
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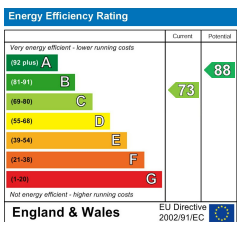


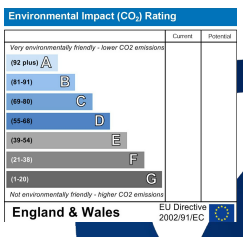
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Price Guide £330,000

Situated in a BEAUTIFUL SEMI-RURAL VILLAGE LOCATION, LINTON HOUSE is a SPACIOUS THREE BEDROOM STONE BARN CONVERSION having TWO RECEPTIONS, GARAGE and PARKING with LOVELY COUNTRYSIDE VIEWS, NEWLY FITTED WINDOWS and DOORS.

Linton is a small village offering a village hall, church and a public house situated approximately 5 miles from the market town of Ross-on-Wye, 15 miles from Gloucester and 18 miles from Hereford and just over 2 miles to the M50 motorway for The Midlands and South Wales.

Sporting and leisure facilities within the area include a choice of Golf Clubs including the 'Ross-on-Wye Course', approximately 3/4 of a mile away and the new 'Twin Lake South Herefordshire Course', plus various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.















Enter the property via wooden front door with full length double glazed side panels into:

ENTRANCE HALL
11'8 x 8'5 (3.56m x 2.57m)
Karndean flooring, radiator, shoe and coat storage area, wall light fittings, door to:

SHOWER ROOM
6'6 x 5'2 (1.98m x 1.57m)
Corner shower cubicle with Triton electric shower, sliding glazed screen, WC, wash hand basin, tiled floor, tiled splashbacks, extractor fan.

DINING / FAMILY ROOM
13'3 x 12'6 (4.04m x 3.81m)
Karndean flooring, turning staircase leading off, under stairs storage cupboard, double radiator, telephone point, wall light fittings, exposed beams, two front aspect windows.

KITCHEN
16'0 x 7'7 (4.88m x 2.31m)
Wooden kitchen comprising of a range of base and wall mounted units with wooden worktops and tiled splashbacks, one and a half bowl Belfast sink unit with mixer tap, plumbing for washing machine, integrated double oven with four ring halogen hob and extractor fan over, space for American fridge / freezer, single radiator, oil-fired boiler supplying the hot water and central heating, thermostat controls, rear aspect window, glazed wooden door to decked area and the rear gardens.

LOUNGE
20'5 x 12'9 (6.22m x 3.89m)
Karndean flooring, TV point, two radiators, wall light fittings, two windows to the front and rear aspect offering a pleasant outlook.

FROM THE DINING ROOM, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
Thermostat control, access to roof space, double radiator.

MASTER BEDROOM
20'7 x 12'7 (6.27m x 3.84m)
Built-in wardrobes, feature exposed brick arch, exposed beam work, two single radiators, two front and two rear aspect windows offering lovely views over the surrounding countryside.

BEDROOM 2
14'0 max x 10'9 into double wardrobe recess (4.27m max x 3.28m into double wardrobe recess)
Double radiator, full width front aspect windows offering lovely views over the surrounding countryside.

BEDROOM 3
14'2 x 7'8 (4.32m x 2.34m)
Additional recess housing built-in wardrobe accessed via folding door, double radiator, exposed beams, two rear aspect windows.

BATHROOM
13'2 x 5'1 (4.01m x 1.55m)
Single radiator, door to airing cupboard with slatted shelving and storage space, underfloor heating, panelled bath with mixer tap and shower detachment, WC, double shower cubicle with inset shower unit, tiled floor, tiled splashbacks, heated towel rail, extractor fan, inset spotlighting, exposed beams, two front aspect windows offering lovely views over the surrounding countryside.

OUTSIDE
A gravelled driveway approach to a parking area at the front of the property, the gravelled driveway continues to:

EN-BLOC GARAGE
23'4 x 9'7 (7.11m x 2.92m)
Power and lighting.

Adjacent to the garage is a shed, currently used as a home gym, measuring 14'7 x 5'5, with power and lighting.

From the driveway and main front garden, there are beautiful views towards Linton Ridge and The Malverns.

Gated access leads into the front gardens which measure approximately 35' x 35' with a block paved area, lawned area and borders planted with mature trees, shrubs and bushes, enclosed by fencing and offering beautiful views.

To the rear, there is a courtyard area which is laid to decking and enclosed by brick walling with low maintenance gravelled borders, outside water tap, outside lighting and the space offers a lovely morning and early afternoon sun trap before the sun moves to the front garden.

SERVICES
Mains water and electric, septic tank, oil-fired heating.

WATER RATES
Welsh Water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: F
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From the village of Lea, take the A40 towards Ross-On-Wye, turning right at the sharp left hand bend and proceeding into the hamlet of Bromsash, where the property can be located on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.