MISREPRESENTATION DISCLAIMER
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.

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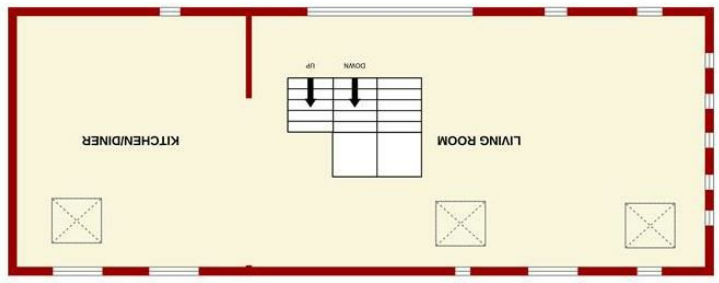

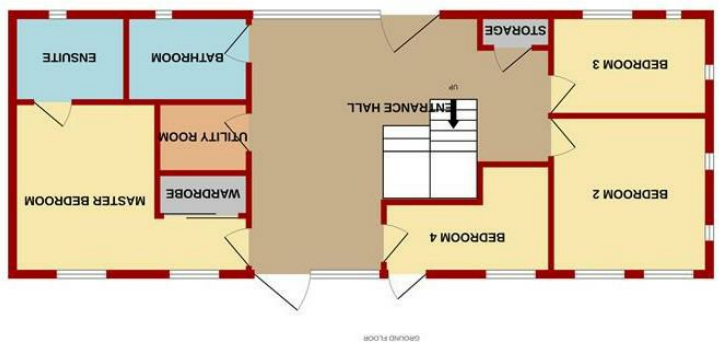

Measurements are approximate. Not to scale. Illustrative purposes only
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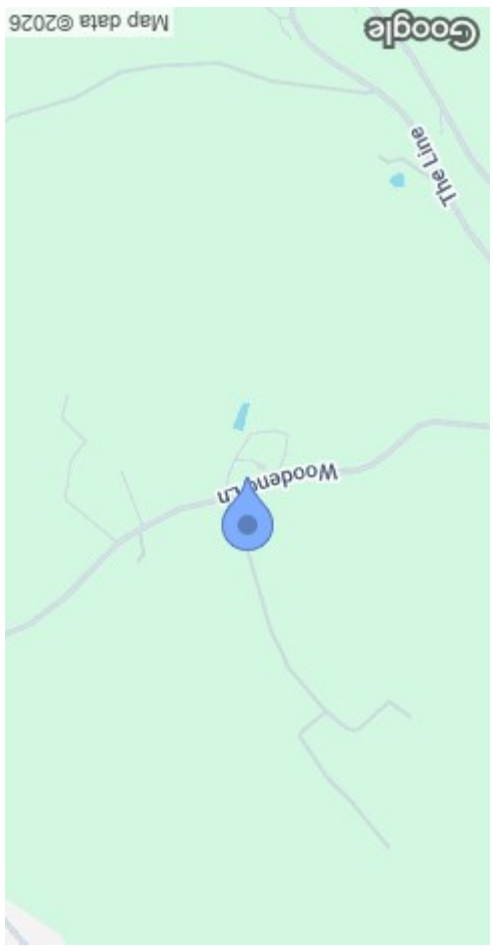

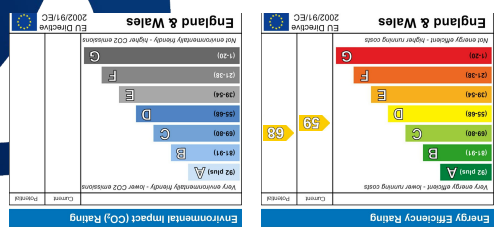

Woodborough Barn

Linton, Ross-On-Wye HR9 7SR

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £449,950

A FOUR BEDROOM STONE BUILT BARN CONVERSION situated in a GLORIOUS RURAL LOCATION SURROUNDED BY OPEN FIELDS AND COUNTRYSIDE, having MASTER EN-SUITE, FABULOUS LIVING SPACE with ORIGINAL CHARACTER FEATURES, VAULTED CEILING, MEZZANINE STUDY AREA, GARAGE and OFF ROAD PARKING, FRONT and REAR GARDENS, COUNTRYSIDE WALKS ON YOUR DOORSTEP.

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 large glazed wooden door into:

ENTRANCE AREA
20'1 x 17'3 (6.12m x 5.26m)
Turning staircase leading off, tiled floor, under stairs storage cupboard, double radiator, inset spotlighting, thumb latch door to hall cupboard with meters and consumer unit, rear aspect full length window and glazed wooden door to rear patio and gardens.

MASTER BEDROOM
15'8 max x 11'6 (4.78m max x 3.51m)
Additional built-in mirrored double wardrobe recess accessed via sliding doors with hanging rail and shelving storage space, double radiator, two rear aspect windows. Thumb latch door into:

EN-SUITE
7'7 x 5'1 (2.31m x 1.55m)
Walk-in double shower cubicle accessed via sliding glazed screen with inset Mira shower system, pedestal wash hand basin, WC, heated towel rail, extractor fan, shaver point and light, inset spotlighting, front aspect arrow slit window.

BEDROOM 2
10'6 x 10'2 (3.20m x 3.10m)
Double radiator, two side aspect arrow slit windows, two rear aspect windows.

BEDROOM 3
10'5 x 6'1 (3.18m x 1.85m)
Double radiator, front and side aspect arrow slit window, front aspect window.

BEDROOM 4 (L SHAPED)
11'1 x 7'4 max (3.38m x 2.24m max)
Single radiator, rear aspect arrow slit window, fully glazed wooden door to rear aspect.

UTILITY
6'1 x 4'9 (1.85m x 1.45m)
Single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted units, shelving and storage space.

BATHROOM
7'6 x 6'0 (2.29m x 1.83m)
White suite comprising of pedestal wash hand basin, WC, wood panelled bath with mixer tap and shower detachment, tiled floor, tiled walls, heated towel rail, extractor fan, inset spotlighting, front aspect arrow slit window.

FROM THE ENTRANCE AREA, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

OPEN PLAN LIVING AREA
29'1 x 17'5 (8.86m x 5.31m)
Original exposed timber work, exposed stone, TV point, under floor heating with individual thermostat control, range of front / side and rear aspect arrow slit windows coupled with roof lights, large front aspect picture windows offering beautiful views over the surrounding countryside. Opening through to:

KITCHEN / DINING AREA
15'7 x 17'5 (4.75m x 5.31m)
Large modern fitted kitchen comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include double oven with four ring NEFF hob and extractor fan over, integrated dishwasher, integrated fridge / freezer, vaulted ceiling with exposed beam work, spotlighting throughout, extractor fan, front aspect arrow slit windows, rear aspect windows and roof lights.

FROM THE LIVING AREA, A PADDLE STAIRCASE LEADS TO:

MEZZANINE / STUDY AREA
10'5 x 6'4 (3.18m x 1.93m)
Power points, telephone point, open balustrade overlooking the living area.

OUTSIDE
The front gardens measure 60' in length, are enclosed by low level wooden fencing and planted with mature shrubs and bushes. There is a gravelled parking area suitable for parking three vehicles, raised patio area, outside water tap, borders planted with shrubs and bushes, wildlife pond, outside lighting. A pathway leads to the rear garden where there is an outside power point, further raised patio seating area, oil-fired Worcester boiler supplying the hot water and central heating, lawns with gravelled pathway, all enclosed by low level wooden fencing. To the rear, there is a bin storage bay area and further outside lighting.

SINGLE GARAGE
20' x 9'4 (6.10m x 2.84m)
Accessed via up and over door, small roof storage area, original stone and block construction, power and lighting, separate consumer unit, further parking space in front.

SERVICES
Mains water and electricity, shared treatment plant, oil-fired heating.

WATER RATES
Welsh Water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
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
Proceed out of Newent along the B4221 towards Kilcot and Gorsley. Proceed through Kilcot and as you come up the hill towards Gorsley, you will see a church on your left hand side. Just after the church turn left onto a small lane until you come to a crossroads. Turn right at the crossroads, proceed along the road over two sets of crossroads and the barn will be found on your left hand side just before you start to go up hill, 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).