



Lea House
Linton, Ross-On-Wye HR9 7RY



STEVE GOOCH
ESTATE AGENTS | EST 1985

Lea House

£429,995

Linton, Ross-On-Wye HR9 7RY

A SUBSTANTIAL THREE BEDROOM DETACHED FAMILY HOME with a FEATURE DOUBLE SIDED FIREPLACE complete with WOOD BURNING STOVE, LOUNGE / DINING ROOM plus SEPARATE SITTING ROOM which leads to a CONSERVATORY, KITCHEN / BREAKFAST ROOM with SEPARATE UTILITY, DOUBLE GARAGE, OFF ROAD PARKING, situated in the HEART of LINTON VILLAGE with PICTURESQUE COUNTRYSIDE VIEWS and within WALKING DISTANCE TO A POPULAR PUBLIC HOUSE.

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.



The property is accessed via a wooden stable door into:

PORCH

5'03 x 4'01 (1.60m x 1.24m)

Tiled flooring, front and side aspect wooden windows.

SITTING ROOM

15'05 x 17'04 (4.70m x 5.28m)

Double sided feature fireplace with wood burning stove, ideal for those cosy nights in by the fire, power points, radiator, coving, stairs leading to the first floor, front aspect double glazed UPVC window. Two archways either side of the fireplace give access to:

LOUNGE / DINING ROOM

21'01 x 11'07 (6.43m x 3.53m)

Double sided feature fireplace with wood burning stove, radiator, power points, television point, inset ceiling spot lights, front and rear aspect double glazed UPVC windows and coving.

CONSERVATORY

14'04 x 9'07 (4.37m x 2.92m)

Tiled flooring, radiator, power points, double doors leading out to the garden, exposed stone work, double glazed UPVC windows all the way round with polycarbonate roof.

KITCHEN

10'08 x 9'09 (3.25m x 2.97m)

Tiled flooring, a range of base, wall and drawer mounted units, stone worktops and splashbacks, single bowl granite sink unit with mixer tap above, space for an oven, space and plumbing for a dishwasher, ample space for table and chairs, radiator, power points, coving, rear aspect double glazed UPVC window.

UTILITY

13'08 x 6'08 (4.17m x 2.03m)

Tiled flooring, a range of base, wall and drawer mounted units, rolled edge worktops, Worcester oil-fired boiler, space and plumbing for washing machine and tumble dryer, exposed stone walls, power points, part tiled walls, front aspect single glazed wooden window, rear aspect wooden glazed door to the garden, personal door leading to double garage.





SHOWER ROOM

Coloured suite comprising of corner shower unit with mains shower over, enclosed by tiling, pedestal wash hand basin, low-level WC, radiator, part tiled walls, coving, front aspect double glazed UPVC window.

FROM THE DINING HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

15'02 x 5'10 (4.62m x 1.78m)

Power points, access to loft space, door to airing cupboard, front aspect double glazed UPVC window.

BEDROOM 1

21'07 x 11'07 (6.58m x 3.53m)

Radiator, power points, quadruple built-in wardrobes, built-in storage cupboards, front and rear aspect double glazed UPVC windows. To the rear aspect there are stunning views to the West towards the Wye Valley over rolling countryside and hills.

BEDROOM 2

12'01 x 10'02 (3.68m x 3.10m)

Radiator, power points, coving, rear aspect double glazed UPVC window.

BEDROOM 3

10'01 x 9'09 (3.07m x 2.97m)

Radiator, power points, coving, rear aspect double glazed UPVC window.

BATHROOM

Suite comprising of panelled bath, pedestal wash hand basin, low-level WC, radiator, part tiled walls, coving, front and side aspect double glazed UPVC windows.

OUTSIDE

There is off road parking for two vehicles which in turn leads to up and over doors to the double garage.

DOUBLE GARAGE

18'10 x 17'07 (5.74m x 5.36m)

Power and lighting, internal storage room.

The garden of the property is mostly to the front, which has a lawned area with mature flower borders, low level stone walling and a lovely aspect out to Linton Church. The property really is in the heart of the village. The garden then wraps around the side of the property to the rear and is fully dog proof fenced with new trellis fencing.

The rear garden has been landscaped for easy maintenance in Cotswold gravel. Here you will find mature flower borders, a seating area and a water fall feature. It is an ideal spot for relaxing in and for entertaining in the evening sun. There is also a storage area for the oil tank.

The gardens have been well maintained by the current owners to provide bursts of colour throughout each season.

SERVICES

Mains water and electric, newly installed treatment plant, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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 office proceed along the High Street taking the next left at the traffic lights signposted to Ross On Wye. Proceed through the villages of Kilcot and Gorsley passing the entrance to the M50 on the left hand side taking the next left signposted to Linton. Proceed along here for approximately 1 mile and upon entering the village of Linton, go down to the triangle taking the next left continuing along passing The Alma Inn Public House where the property can be found on the right hand side in the centre of the village opposite the church.

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.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			74
			40

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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