

Lower Wharton Barn Pontshill

Ross-on-Wye HR9 5SX

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £450,000

CHARMING AND CHARACTERFUL BARN CONVERSION, situated in an ATTRACTIVE RURAL SETTING and enjoying DELIGHTFUL VIEWS OVER THE SURROUNDING FIELDS AND COUNTRYSIDE. This beautifully presented THREE DOUBLE BEDROOM SEMI-DETACHED property offers SPACIOUS AND VERSATILE ACCOMMODATION, blending traditional character with comfortable modern living. A WEALTH OF ORIGINAL FEATURES adds to its charm, including EXPOSED WALL AND CEILING TIMBERS, ARROW SLIT WINDOWS, WOODEN FLOORING and an IMPRESSIVE STONE FIREPLACE with a wooden lintel. Externally, the property benefits from ENCLOSED GARDENS AND OFF-ROAD PARKING, making it an ideal choice for those seeking a distinctive countryside home full of character and charm.

Pontshill is approximately 2 miles away from Lea where a Shop, Post Office, Public House, Church and a Junior School can be found.

The 'Olde Worlde' Market Towns of Newent and Ross-on-Wye are approximately 9 miles and 5 miles away respectively offering more comprehensive amenities to include Shopping and Recreational facilities and also a choice of Education is available.



The property is entered via a pair of wooden double glazed French doors into:

LIVING ROOM
22'7 x 17'3 (6.88m x 5.26m)
Exposed ceiling timbers, inset spot lighting, feature stone fireplace with timber lintel and stone hearth, alcoves to either side. Two double radiators, powerpoints, telephone point, exposed timber flooring, door to understairs storage cupboard, central heating thermostat control, wall light points, stairs leading to first floor, two rear aspect double glazed sealed units, front aspect window overlooking the garden.

KITCHEN / DINING ROOM
15'11 x 11'2 (4.85m x 3.40m)
Exposed ceiling timbers with inset spot lighting, double radiator, built-in storage cupboard, one and a half bowl single drainer ceramic sink unit with mixer tap, a range of base and wall mounted units, tiled surrounds, tiled flooring, extractor fan, space for washing machine, range style cooker, dishwasher and freestanding fridge. Side aspect window and front aspect window overlooking the garden, forest and woodland. Timber double glazed panel door gives access to the side garden. Wooden thumb latch door gives access to:

BOILER ROOM / INNER HALL
4'1 x 4'0 (1.24m x 1.22m)
Exposed ceiling timbers, ceiling light, oil fired central heating and domestic hot water boiler, tiled flooring, rear aspect window. Thumb latch door gives access to:

CLOAKROOM
4'9 x 4'4 (1.45m x 1.32m)
Exposed ceiling timbers, ceiling light, extractor fan, white suite comprising low-level WC, wall mounted wash hand basin with tiled splash back, double radiator, tiled flooring, rear aspect window.

FROM THE LOUNGE, A STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
10'8 x 4'4 (3.25m x 1.32m)
Vaulted ceiling, ceiling light, exposed A frame timbers, velux roof light, wall light point, double radiator, exposed timber flooring, rear aspect window with views over fields and countryside. A wooden thumb latch door gives access to:













DRESSING ROOM
9'1 x 5'3 (2.77m x 1.60m)
Vaulted ceiling with exposed A frame roof timbers, double radiator, powerpoints, wooden flooring, velux roof light, two rear aspect windows, door leads to:

BEDROOM ONE
11'5 x 12'0 (3.48m x 3.66m)
Vaulted ceiling, ceiling light, exposed A frame timbers, double radiator, powerpoints, exposed wooden floorboards, velux roof light, front aspect window overlooking the garden.

EN-SUITE
8'0 x 3'8 (2.44m x 1.12m)
Exposed ceiling timbers, double shower cubicle, mains fed shower, pedestal wash hand basin with taps over, shaver point, WC, chrome heated towel rail, exposed wooden floorboards, tiled walls, extractor fan.

BEDROOM TWO
12'7 x 11'2 (3.84m x 3.40m)
Exposed A frame roof timbers, ceiling light, double radiator, powerpoints, wooden flooring, rear aspect window with shutter, side aspect window with shutter overlooking the side garden and views over fields and countryside. Wooden thumb latch door gives access into:

JACK AND JILL EN-SUITE BATHROOM
9'1 x 4'9 (2.77m x 1.45m)
Vaulted ceiling, exposed A frame ceiling timbers, ceiling light, extractor fan, white suite comprising of P shaped bath with mixer tap and tap fed shower over, low-level WC, pedestal wash hand basin with tiled surround, chrome heated towel rail, exposed floorboards, velux roof light, front aspect window, Jack and Jill door.

BEDROOM THREE
10'11 x 10'11 (3.33m x 3.33m)
Exposed A frame timbers, exposed timber work, inset ceiling spot lighting, powerpoints, telephone point, double radiator, exposed timber flooring, front aspect window overlooking the garden, fields and countryside. Door to ensuite Jack and Jill bathroom, stairs lead to:

MEZZANINE FLOOR
11'0 x 9'7 (3.35m x 2.92m)
Ceiling light, exposed roof timbers, door to roof space.

OUTSIDE
Driveway area suitable for parking up to two vehicles, two wooden garden sheds, timber store area. The garden to the side of the property is mainly laid to lawn and houses the oil tank, enclosed by fencing and hedging surround. The front of the property offers a further lawned area, gravelled pathway, all enclosed by fencing and walling surround.

SERVICES
Mains water and electricity, septic tank, 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 - TBC.

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

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

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 Mitcheldean office, proceed through the village centre, turn left onto Carisbrook Road, continue along here before reaching a mini roundabout, proceed straight over headings towards the village of The Lea. Upon reaching the A40, turn left and continue along the A40 until reaching a left hand turn signposted Drybrook, turn here where the property can be found after a short distance on your left hand side.

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.









Approximate total area(1)

1251 ft²

Reduced headroom

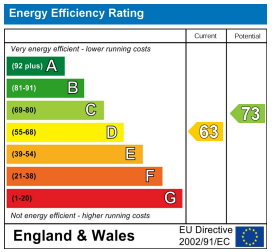
132 ft²

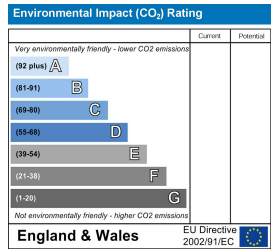
(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

