



**STEVE GOOCH**  
LETTINGS | EST 1985



## **The Annexe, Pithouse Farm Linton**

### **Ross-On-Wye HR9 7RT**

- Ground Floor Annexe
- One Double Bedroom
- Living Room Benefitting From Surrounding Views
- Kitchen/Dining Room With Hob And Oven
- Shower Room
- Oil Fired Central Heating
- Off Road Parking
- Energy Rating 63/D & Council Tax Band A



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# £825 Per Calendar Month

Nestled in the beautiful Herefordshire countryside, Linton offers the perfect blend of rural charm and modern convenience. Just minutes from the historic market town of Ross-on-Wye, residents enjoy stunning views, peaceful surroundings, a strong sense of community, and easy access to excellent walking, cycling, and outdoor activities. Whether you're seeking a quieter pace of life or a picturesque place to live, Linton provides an idyllic setting to call home.

## DIRECTIONS

From the Newent office head up the High Street towards the cross roads, turn left on to B4221 the towards Ross-On-Wye, carry along the B4221 turning left on to the B4222 signposted Aston Ingham / Mitcheldean, pass through the village of Aston Ingham and continue up the hill and take the first right hand turn signposted to Aston Crews, pass The Pennyfarthing Inn on the right hand side, take the next right signposted to Linton, continue along the "Linton Line" and as you enter Linton turn right at the grass triangle, go down the road passing a large house on the right hand side, after a short distance take the first driveway signposted Woodstock and continue down this drive to Pit House Farm and The Annexe is the first part of the main house.

What3words:///outs.encounter.cherish

## AVAILABLE

July 2026

## PRICE AND OTHER INFORMATION

Rent £825.00

Deposit £951.00 - 5 weeks rental amount

Holding Deposit £190.00 - 1 weeks rental amount

Minimum Income/Earnings £24,750

Please note all applications are subject to earnings / income verification additional information maybe required in the case of self employment applications. If self employed you will need to have been trading for at least 3 years and be able to provide confirmation of earnings for at least the last 2 years. Applications are also subject to credit reference agency checks please be aware that any issues in your credit past may hinder your ability to proceed.

## ACCOMMODATION

Accommodation comprising main double bedroom, fitted shower room, living room with views over the surrounding countryside and modern fitted kitchen to include electric hob and oven.

## ENERGY RATING

63/D

## COUNCIL TAX BAND

Herefordshire District Council Tax Band A

## SERVICES

Electricity Supply: Mains Via Sub Meter

Water Supply: Mains (Included In Rent)

Sewerage: Septic Tank (Included In Rent)

Heating: Oil

## BROADBAND SPEED

Please note any prospective tenant/s are advised to make their own investigations to ensure that the coverage / speeds available are suited to their individual needs.

Standard: 19 Mbps, Superfast: N/A, Ultrafast: N/A

The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

## MOBILE PHONE COVERAGE

Please note any prospective tenant/s are advised to make their own investigations to ensure that the coverage / speeds available are suited to their individual needs.

EE, Three, O2 & Vodafone

Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages.

## TENANT INFORMATION

From June 1st 2019, as a result of the Tenants Fee Ban Act, tenants will only have to pay limited fees for setting up and concluding a tenancy agreement as well as a limited number of charges during the tenancy.

If you like a property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information.

If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.

If the landlord withdraws the property for any reason other than your unsuitability, then the holding deposit will be returned to you.

Other fees which may apply during the tenancy such as loss of keys or replacement security devices (cost of replacement), changes to the signed tenancy agreement (£60 inc VAT), failure to pay rent due (3% above Bank of England base rate interest on arrears) and early release from a signed fixed term tenancy agreement (remainder of rent due for the fixed term plus the landlord's re-letting costs). Pets may be considered on a tenancy at an increased rent, detailed on advertising of the property.

The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

For Assured Shorthold Tenancy Agreements, our minimum period is 6 MONTHS.

For your re-assurance, Steve Gooch Lettings have client money protection through ARLA Propertymark to protect the clients money, such as rents and deposits, received, all security deposits are lodged with the Deposit Protection Service and are compliant with all current legislation and our chosen redress provider is The Property Ombudsman.

## VIEWINGS

Strictly through the Landlords Agent - Steve Gooch, Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.



## 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.

