



Blenheim House Linton, Ross-On-Wye HR9 7SD
£612,500



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• Six bedroom barn conversion • Wealth of character and charm • Gardens and additional 0.5 acre plot with stable • Village location • Ample parking • Solar panels • EPC C73 • Herefordshire County Council tax band F - £3626.65 (2026/27)

£612,500



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Entrance Hall

An inviting entrance with a wealth of character with exposed timbers, engineered oak flooring and glass block wall. Stairs to first floor and doors leading off.

Living Room

Spacious living room boasting an inglenook fireplace with oak mantle and slate hearth, exposed beams and windows overlooking both the front and rear aspects of the property.

Kitchen/Living Room

A great entertaining space. The kitchen area is fitted with a range of Shaker-style base and wall units with oak block work surfaces incorporating breakfast bar. Fitted Rangemaster 110 electric cooking range with ovens, grill, warmer and six-ring ceramic hob. There is a splashback and extractor hood over. Stainless steel sink unit with mono block mixer. Space for tall American-style fridge/freezer and plumbing for a dishwasher. A wealth of exposed wall timbers. In set ceiling spotlights. Hardwood door to shelved pantry.

The living space has exposed ceiling beams, radiator with ornate cover, engineered oak

flooring. Oak stairs comprising five steps with bespoke oak drawers, lead down to the dining room.

Dining Room

Two full height double storage cupboards with shelving, solar energy and storage system. A spacious area with an abundance of natural light, with three roof light windows in addition to the two double glazed rear windows and French doors leading out to rear garden.

Utility Room

Utility room to provide extra cupboard and work surfaces and space for a washing machine and a dryer. Window overlooking the front aspect.

Cloak Room

White suite comprising pedestal wash hand basin and WC.

Galleried Landing

From the entrance hall, a half-turn staircase with galleried landings serves all three floors, adding a charming and characterful element to the house. The first-floor features an array of exposed wall and ceiling timbers.



Master Bedroom

Double bedroom boasting exposed beams, a superb walk in wardrobe and dressing room with window to rear aspect, a range of fitted Sharps furniture. The bedroom enjoys large windows overlooking the front aspect.

En-suite

White suite comprising open shower cubicle, WC and hand wash basin. Frosted window overlooking the rear aspect.

Three Further First Floor Bedrooms

The additional first floor bedrooms comprise two generous doubles and a single or ideal office space and all enjoy exposed beams.

Bathroom

Classical suite with roll top claw foot bath and side mixer tap. Pedestal wash hand basin with pop up waste. Low level WC and bidet. Tiled walls. Exposed floorboards and part painted exposed original timbers.

Second Floor Bedrooms

Bedrooms five and six are both double bedrooms with pitched roofs, exposed beams and Velux windows allowing in the natural light.

Shower Room

White suite comprising shower cubicle, WC and hand wash basin. Velux roof light window to the rear aspect.

Outside

To the front of the home there is a gravelled parking area and a garden mainly laid to lawn with fruit trees and shrubs. There is also a car charging point.

To the left accessed from a shared driveway

are two designated parking spaces and a metal garden shed. The rear garden can be accessed via rear gate or lower ground floor from dining room. There is a covered porcelain tiled patio ideal for al fresco dining, benefitting from partly glazed roofing and solar panels. The rear garden has raised vegetable beds, level lawns interspersed with specimen trees giving plenty of dappled sunshine and shade. There are well stocked herbaceous borders. A raised decked area leads up to a hot tub and barbecue area. A central gravelled pathway leads to the rear gate and footpath leads to the additional parking area.

The additional land is situated to front of the property across the road and amounts to approx. 0.5 of an acre. This area offers the option for additional parking and enjoys a large lawned area and a mixture of mature and young trees.

Stable: Overall external measurements - width of 23' (7m) x depth 10'10" (3.3m). Timber construction with two doors leading in. Perfect for storage or other pursuits.

Location

Linton is a small village in Herefordshire, approximately 5 kilometres (3 miles) east of Ross-on-Wye. With St. Marys Church dating from the 13th century, holding regular services and the church itself has several ancient yew trees in the churchyard. Regular community and charity fund-raising activities take place in the Village Hall weekly, The award winning village pub the Alma Inn hosts The Linton Festival, a charitable annual event providing a range of local and more exotic ales and music.

Material Information



Tenure: Freehold

Management company in place with service charge of £57.50 per month. Service charge review Feb 2027.

Council tax band: F

Local authority and rates: Herefordshire County Council - £3626.65 (2026/27)

Electricity supply: Mains plus battery supply from solar panels.

Water supply: Mains. Metered supply.

Sewerage: Septic tank system shared with neighbouring properties

Heating: Oil

Broadband speed: Basic (ADSL) 6 Mbps, Superfast (FTTC) 53Mbps

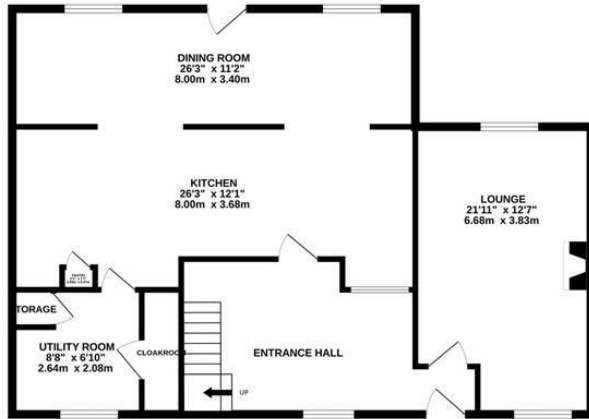
Vendor notes: Sky for broadband at 73Mbps as well as mobile phone coverage.

Mobile phone coverage: EE, Vodafone, Three & O2

Solar panels are owned by the property



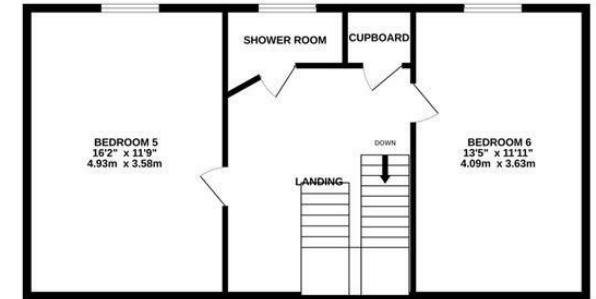
GROUND FLOOR



1ST FLOOR



2ND FLOOR



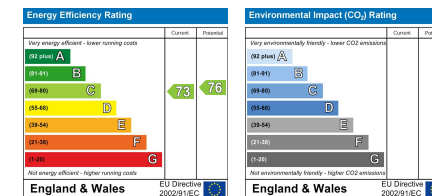
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