

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SET WITHIN THE IDYLIC COUNTRYSIDE ON THE OUTSKIRTS OF THE SOUGHT-AFTER MARKET TOWN OF ROSS-ON-WYE, THIS BEAUTIFULLY CONVERTED FOUR BEDROOM BARN OFFERS A RARE OPPORTUNITY TO ENJOY RURAL LIVING WITH EXCELLENT ACCESS TO LOCAL AMENITIES.

DEPOSIT - £2596.15

PETS CONSIDERED, EPC RATING D, COUNCIL TAX BAND G,  
CONTACT THE OFFICE FOR MORE INFORMATION.

## £2,250 Per Month

Black Norle Barn, Ross-on-wye, Herefordshire, HR9 6BA



# Black Norle Barn, Glewstone, Ross-on-wye

Set within the idyllic countryside on the outskirts of the sought-after market town of Ross-on-Wye, this beautifully converted four bedroom barn offers a rare opportunity to enjoy rural living with excellent access to local amenities.

Blending character features with modern finishes, the property provides generous, versatile accommodation ideal for families or professional tenants seeking space, privacy and countryside views. The property is let unfurnished and comprises of; spacious entrance hallway with exposed beams and vaulted ceilings, cloakroom, large living room with log burning stove, office/study, utility room, kitchen with built in appliances and AGA, large dining room with second staircase leading to two double bedrooms and family bathroom with a separate shower cubicle. Off the main staircase is a large landing with floor to ceiling windows, master bedroom with dressing area and ensuite bathroom with separate shower cubicle and a further double bedroom. Large driveway at the front of the property with carport housing multiple cars and electric points, rear walled courtyard garden, double garage with electric. Oil central heating, under floor heating throughout downstairs, drainage via a septic tank, water supplied via a borehole.

Deposit - £2596.15

Pets considered, EPC Rating D, Council Tax Band G, Contact the office for more information.

## Viewing

By appointment to be made through the Agent's Ledbury Office Tel: 01531 634648

## Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (64).

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



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**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.