



Bramley House , Linton, Ross On Wye HR9 7SD
£650,000

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- Six bedroom barn conversion in village location
- Generous accommodation split over three floors
- Wealth of character features throughout
- Master suite with walk in wardrobe plus ensuite bathroom
- Ample off road parking
- Council tax band G - £3,981.95 (2025/26)
- EPC C78

£650,000

Entrance Hall

Generous hall with stairs leading up to first floor and thumb latch doors leading off.

Living Room

Spacious living room boasting character features such as exposed timbers and large fireplace with brick surround and oak lintel. Double aspect windows overlooking the front and rear aspects.

Kitchen / Dining Room

Well appointed kitchen with a central island with large work surface and breakfast bar, ideal for every day family use plus a range of floor and eye level units along with integrated appliances to include Belfast sink, Rangemaster oven with extractor above and space for dishwasher and fridge / freezer. Windows to rear and side aspect with doors leading to utility and garden rooms. There are further exposed beams, tiled flooring and inset ceiling spotlights.

Garden Room

Garden room with exposed stone work and beams with block paved flooring throughout. A super additional space for dining or family use. Three sets of trifold doors open out to the gardens.

Utility Room

Further useful storage space in cupboards, stainless steel sink with drainer and space for washing machine and dryer. The room also houses the oil fired boiler and has a window to the front aspect.

WC

White suite comprising WC and hand wash basin. Frosted window to front aspect.

First Floor Landing

Spacious first floor landing boasting characterful display of exposed beams whilst providing access to bedrooms,



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family bathroom and stairs to second floor.

Master Suite

Double bedroom to include large walk in wardrobe and a well appointed ensuite bathroom with panelled bath with direct feed shower over, WC and wash basin. Windows to front and rear aspect.

Bedroom Four

Double bedroom with window to the side aspect.

Bedroom Five

Double bedroom with window to the side aspect.

Bedroom Six

Bedroom, currently used as a home office with window to rear aspect.

Family Bathroom

Spacious bathroom boasting wooden flooring, exposed timbers and a white suite with free standing, roll top bath, WC, hand wash basin. Frosted window to rear aspect.

Second Floor Landing

Second floor landing boasting an array of exposed beams whilst providing access to bedrooms and shower room.

Bedroom Two

Double bedroom with window to rear aspect.

Bedroom Three

Double bedroom with window to rear aspect.

Shower Room

Partially tiled shower room featuring white suite to include shower enclosure with direct feed shower, WC and hand wash basin. Window to rear aspect.

Outside

To the front of the property is a block paved driveway with parking for two vehicles. Further block paved pathways to lead to the front door and around to the side. The front garden is mainly laid to lawn with raised shrub beds which contain a range of mature shrubs. A gated side entrance leads to a hard standing area which would be suitable for a garden shed and storage. An archway with climbing shrubs provide access around to the rear courtyard patio which is ideal for family bbq's and a pleasant and partially enclosed lawned garden with a range of mature shrubs and borders. There is further vehicular access to the rear if more parking is required.

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 and family friendly village pub the Alma Inn is famous throughout the county and extremely welcoming.

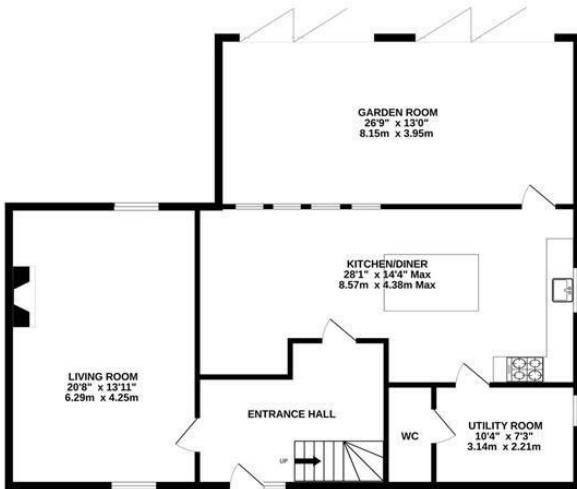
Material Information

Tenure: Freehold
Council tax band: G
Local authority and rates: Herefordshire County Council - £3,981.95 (2025/26)
Electricity supply: Mains
Water supply: Mains
Sewerage: Private septic tank
Heating: Oil
Broadband speed: Basic 30 Mbps
Mobile phone coverage: EE, Vodafone,

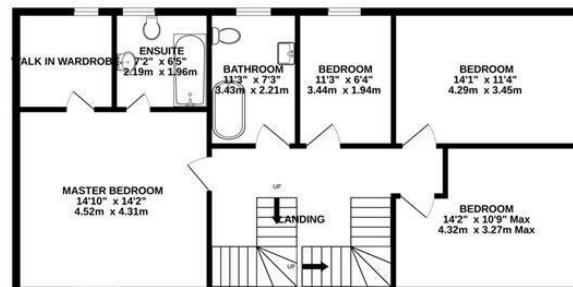
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GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



2ND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 2638 sq.ft. (245.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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