



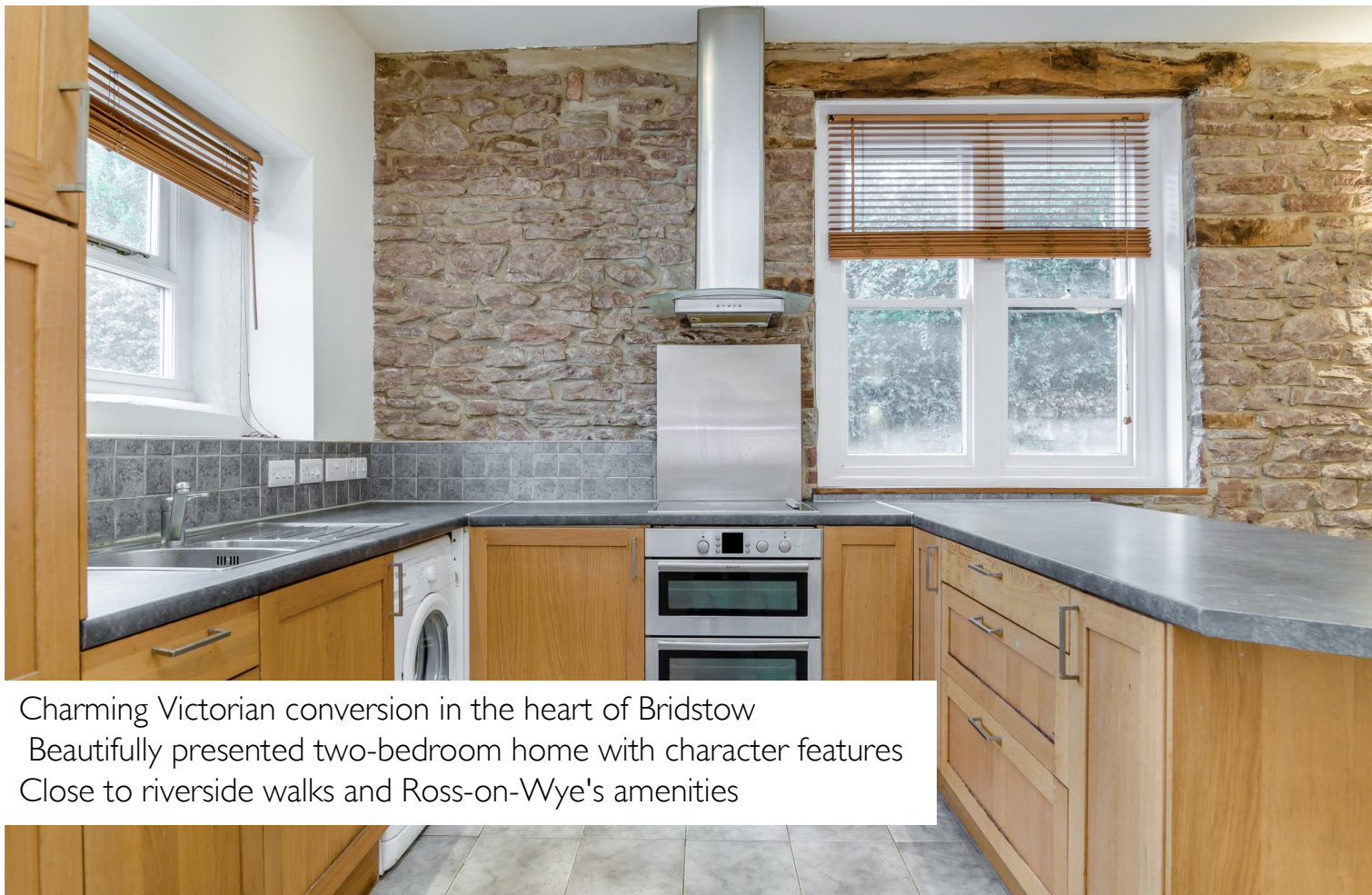
BRIDSTOW

Offers over **£225,000**



VICTORIA HOUSE

Bridstow, Ross-on-Wye, Herefordshire HR9 6PY



Charming Victorian conversion in the heart of Bridstow
Beautifully presented two-bedroom home with character features
Close to riverside walks and Ross-on-Wye's amenities

Victoria House is a charming two-bedroom home forming part of a Victorian school conversion in the sought-after village of Bridstow, near Ross-on-Wye. Blending period character with modern living, it offers open-plan accommodation, beautiful features, and off-road parking. Perfectly placed for riverside walks, local amenities, and excellent road links to Hereford and the M50.

STEP INSIDE

Originally built in 1849, this impressive former school retains much of its period appeal, with a striking red sandstone exterior and a vibrant blue front door paying homage to its Victorian heritage.

The enclosed entrance porch opens into a light and spacious open-plan living and dining area. Dual-aspect windows flood the room with natural light, while an exposed stone wall adds warmth and character.

The kitchen features shaker-style units, a Neff cooker and hob, a pull-out larder, and a breakfast bar with space for a dishwasher, fridge/freezer, and a washing machine under the stairs.

Upstairs, two double bedrooms enjoy vaulted ceilings with exposed beams and Velux windows.

The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a stylish family bathroom.

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KEY FEATURES

- Two double bedrooms, one with en-suite
- Open-plan living and dining area with character features
- Fitted kitchen with Neff appliances and breakfast bar
- Off-road parking to the front
- No onward chain
- Excellent road links to Ross-on-Wye, Hereford and the M50



STEP OUTSIDE

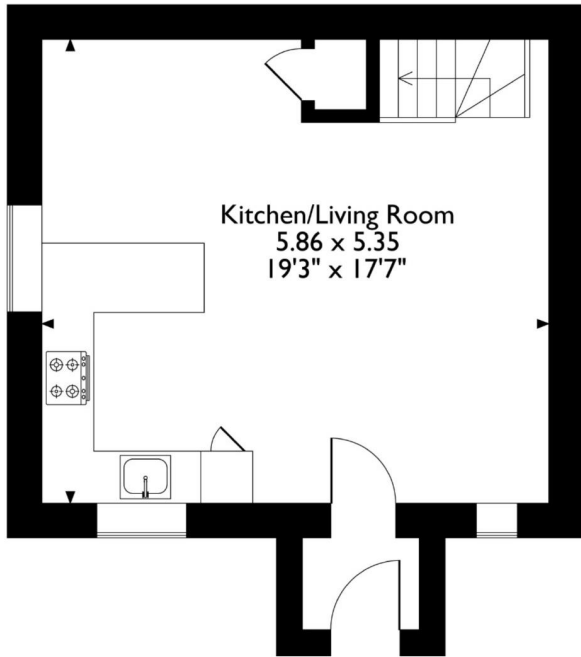
To the front of the property, you will find off-road parking for two cars.

AGENT'S NOTE:

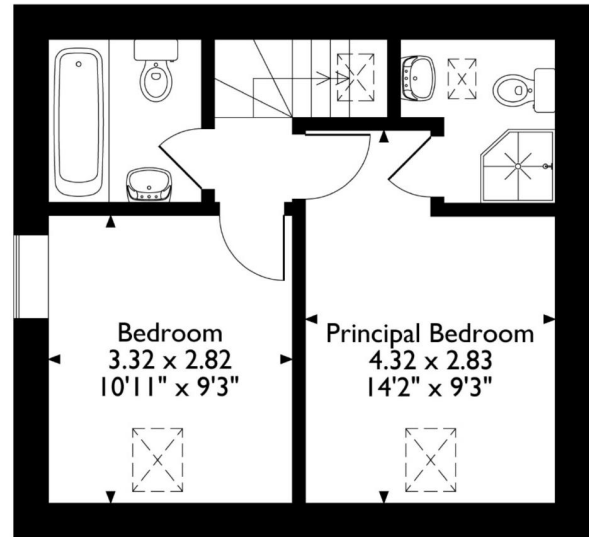
We are advised that there is shared access over the driveway by neighbouring properties.
We are advised by the vendors that there is boarding in the loft for extra storage.



Approximate Gross Internal Area 64 Sq M/689 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

What3words: ///planting.whips.revisits



INFORMATION

Postcode: HR9 6PY
Tenure: Freehold
Tax Band: B
Heating: Oil
Drainage: Mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		85
B (81-91)			
C (69-80)		69	
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

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