

FOR  
SALE



Flint  
&  
Cook

The Nook, Peterstow, Ross-on-Wye, Herefordshire HR9 6LD

£529,500 - Freehold

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## PROPERTY SUMMARY

Situated in a village location, 'The Nook' is an individual, well presented and characterful 3/4 bedroom Grade II Listed barn conversion offering ideal family/retirement accommodation. The property boasts flexible accommodation throughout, offers a wealth of character and charm and has the added benefits of underfloor heating to the ground floor, solid oak flooring and oak doors, garage, driveway parking and we highly recommend a viewing.

The village of Peterstow is located 3 miles North of Ross-on-Wye along the A49 Hereford Road, and 13 miles south of Hereford City. The village of Peterstow offers local amenities including public house, local shop, church and a bus service to both Ross-on-Wye and Hereford. The A40/ M50 dual carriageway provides access to South Wales and the Midlands.

## POINTS OF INTEREST

- *3/4 bedrooms (1 en-suite)*
- *Grade II Listed Barn Conversion*
- *Ideal for family living/retirement*
- *Village location*
- *Must be viewed!*
- *Well presented flexible accommodation*



## ROOM DESCRIPTIONS

### Ground floor

Composite stable door leading into

### Entrance hall

With solid oak flooring, recess spotlight, space for coat hanging and shoe storage and doors into

### Downstairs W/C / Boot room

With tiled floor, pedestal wash hand basin, radiator, space for shoe and coat storage, connection for downstairs w/c, tiled floor and part tiled surround, ceiling light point and double glazed window to the front aspect.

### Lounge

With solid oak flooring, vaulted ceiling with beautiful character beams running through, exposed stone work with feature woodburning stove with, two double glazed windows to the front aspect, two wall lights and doors into

### Kitchen/dining room

A beautiful farmhouse style kitchen with matching wall and base units, ample work surface space, double Belfast sink, range master cooker with 5 ring hob and ovens below with extractor above, integrated dishwasher, dual aspect double glazed windows to the front with views across Peterstow common and to the rear with views across the garden, carpeted stairs leading up to the master bedroom with useful understair storage cupboards with space for freestanding fridge/freezer and space and plumbing for washing machine, recess spotlights.

### Bedroom 3/ Study

A flexible space offering a 3rd bedroom or study space with solid oak flooring, ceiling light point, underfloor heating zone controlled thermostat, dual aspect double glazed windows and character beams.

### Inner hallway

With solid oak flooring, wall light, ceiling light point, loft hatch, double glazed window, large storage cupboard with electric and fitted shelving and doors into

### Bedroom 2

A great sized double bedroom with vaulted ceiling and character beams, solid oak flooring, double glazed windows, large in built double wardrobe.

### Shower room

Large fitted shower cubicle with electric shower head over and tiled surround, wash hand basin with storage below, low flush w/c, heated towel rail, recess spotlights and double glazed window.

### Plant room

With underfloor heating manifold, oil Worcester Bosch central heating boiler, hot water cylinder, fuse box and ample space for drying with hanging rails.

### Living room/ bedroom 4

A beautiful space opening out on to the rear garden providing flexibility as a bedroom or as an additional living room with flagstone tiled floor, vaulted ceiling with 4 hanging ceiling lights, bi-folding doors opening out onto the rear garden, mezzanine with pull down ladder.

### First floor master bedroom with en-suite

With fitted carpet (solid oak flooring underneath), radiator, loft hatch, two ceiling light points, dual aspect double glazed windows with again views across Peterstow common to the front and door into

### En-suite shower room.

Corner fitted shower cubicle with mains fitment shower head over, panelled surround and glass sliding door, pedestal wash hand basin with tiled splashback, low flush w/c, heated towel rail, double glazed window, vinyl floor, recess spotlights and extractor.

### Outside

The property is approached via a shared driveway of 4 properties leading to a brick pavior driveway providing off road parking for several vehicles. There is a single wooden garage with 180 degree opening hidden doors with personal door to the side perfect as storage, as a home gym or workshop with electric and light, a EV charging point, oil tank and then a wooden gate opens up on to the beautiful landscaped garden with archway leading to a brick paviour pathway with a lawned area either side bordered by an array of ornamental plants, there is a paved patio area leading from the additional sitting room/ bedroom 4 and a larger patio area leading to the front door. Wood store, useful outside tap and outside lights.

### Services

Oil fired central heating, Mains water and electricity. Shared private drainage system. Full fibre is available to the property.

### Agents note

The Nook pay a £50 per month service charge to cover the maintenance costs of the shared driveway and the private drainage system.

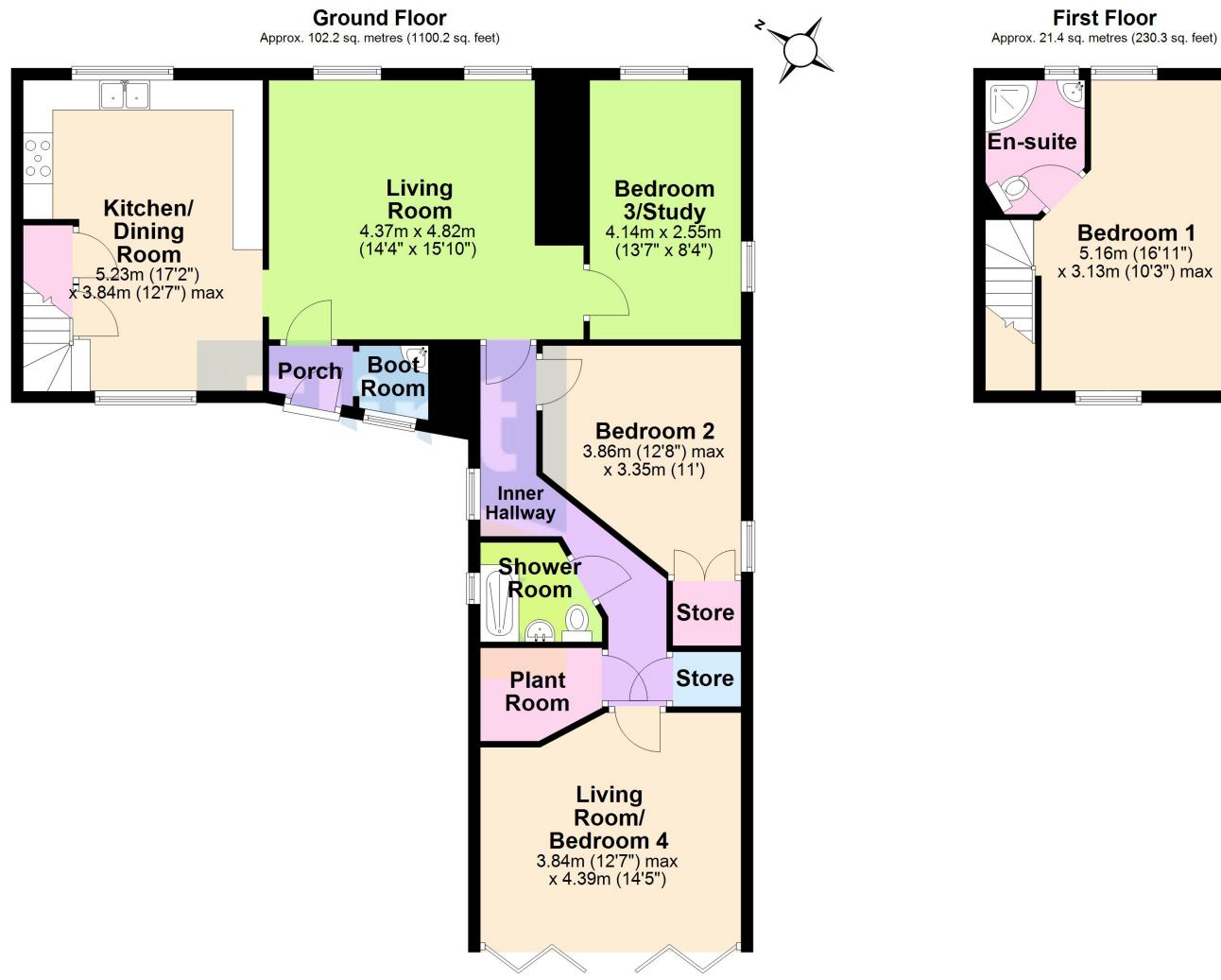
### Outgoings

Council Tax Band - E

Water rates are payable

### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



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