



Limegrove

Peterstow,
Ross-on-Wye
Herefordshire
HR9 6LL





Limegrove, Peterstow, Herefordshire HR9 6LL

An outstanding detached bungalow in an accessible rural setting, with well balanced and versatile accommodation (about 2,700 sq.feet), 4 bedrooms with 3 en-suite, double carport, stable block, lovely gardens and paddocks. **About 2.76 acres.**

An individually designed detached bungalow in an attractive rural location just outside the village of Peterstow which lies just 4 miles north of the popular market town of Ross-on-Wye (with the M50 motorway link, junction 3) and is well placed for access to the Cathedral City of Hereford (11 miles) and the market town of Monmouth (12 miles).

There is a local garden centre and in Peterstow there is a church, public house and shop/post office, in Much Birch there is also a primary school and doctors surgery. Ross-on-Wye is a thriving market town within which there are primary and secondary schools, a supermarket, range of local shops, swimming baths, tennis club and two 18-hole golf courses. The larger centres of Gloucester (22 miles), Cheltenham (30 miles), Worcester (36 miles) and Cardiff (45 miles) and Bristol (55 miles) are also within easy driving/commuting distance.

The original bungalow has been substantially and sympathetically extended and now provides immaculately presented accommodation which extends to nearly 2,700 sq. feet and has double glazing, oil central heating, solar panels and there is a lovely dining/living room which leads to a covered terrace. As well as ample parking there is a double Wainhouse-style carport, beautiful well stocked and enclosed gardens, a stable block (with 3 loose boxes) and a divided paddock - ideal for horses, livestock, etc.

The whole extends to approximately 2.76 acres.

Large Entrance Porch

Tiled floor, storage cupboard and door into the

Entrance Hall

Hardwood flooring, central heating thermostat, cloaks cupboard, alarm system.

Cloakroom

Low flush suite, wash hand-basin, ladder style radiator, further radiator and window.

Lounge

With integrated woodburning stove, store cupboard with shelving, radiator, large window to the front and double doors to the Dining/Living Room.

Kitchen/Breakfast Room

Fitted with a range of oak style base and wall mounted units with granite worksurfaces and splashbacks, built-in electric double oven and induction hob, twin bowl sink unit with mixer tap, plumbing for dishwasher, oil-fired AGA and wide archway to the

Dining/Living Room

Hardwood flooring, underfloor heating, full height ceiling with range of bi-fold doors to the COVERED TERRACE with flagstone flooring and integrated lighting.

Bedroom 1

Hardwood flooring, range of built-in wardrobes, underfloor heating, a **DRESSING ROOM** with window to rear and door to the **EN-SUITE BATHROOM** with a bath with mixer tap and shower attachment, wash hand-basin, WC, separate tiled shower cubicle with mains fitment, ladder style radiator, wall lighting, window, tiled floor with underfloor heating,

Side Entrance Lobby

With store cupboards, quarry tiled floor, mat-well, electric fuseboard and door to the

Utility Room

With Belfast sink unit, base and wall mounted ash-style units with plumbing for washing machine, quarry tiled floor, radiator, window and boiler room housing the oil-fired central heating hot water cylinder, hatch to roof space, fuseboard, door to the rear.

Study

Radiator, window and double doors to the rear courtyard.

Archway from the Entrance Hall to the Inner Hall

With hatch to roof space, radiator, airing cupboard with radiator, window, smoke alarm, storage cupboard.

Bedroom 2

Built-in wardrobe, radiator, window to front and door to the **EN-SUITE SHOWER ROOM** with tiled shower cubicle with mains fitment and glass screen, WC, 2 wash hand-basins with granite top and cupboards under, ladder style radiator, extractor fan and window.

Bathroom

White suite comprising bath with mixer tap and shower attachment, tiled walls, glass screen, WC, twin bowl sink unit, radiator, Travertine flooring, ladder style dual controlled radiator, extractor fan and window.

Bedroom 3

Built-in wardrobe, radiator, window to side and door to the **EN-SUITE SHOWER ROOM** with a tiled shower cubicle with electric fitment, glass blocks, glass screen, extractor fan, tiled floor, WC, corner wash hand-basin and dual controlled ladder style radiator.

Bedroom 4

Built-in wardrobe, sink unit, radiator, window to side.

Outside

The property is approached via double iron gates with stone pillars and lighting, additional pedestrian gate and tarmac driveway to the **DOUBLE WAINHOUSE-STYLE CARPORT** and a large gravelled parking and turning area.

Limegrove stands in lovely manicured gardens which are primarily lawned but stocked with an extensive variety of ornamental shrubs and trees, beech hedging, a stone boundary wall. To the rear of the property there is a flagstone courtyard and also there is an integral garden storage room, wine cellar and externally accessed WC. Greenhouse, potting shed, mower shed with log-store, outside water tap, outside power sockets and an enclosed oil storage tank. Kitchen garden with raised beds and enclosed by fencing and stone wall.

Stable Block

With 3 loose boxes and tackroom.

The Land

Adjoining the gardens there is a large pasture paddock, level and stocked with a variety of trees and with a separate vehicle access from the lane, enclosed by a mixture of stock-proof fencing, beech hedging and the paddock is divided into two by a fence with gate.

There are numerous outside water taps and lights.

Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating. Solar panels.

Outgoings

Council tax band F - payable 2023/24 £3236.16
Water and drainage - rates are payable.

Money Laundering Regulations

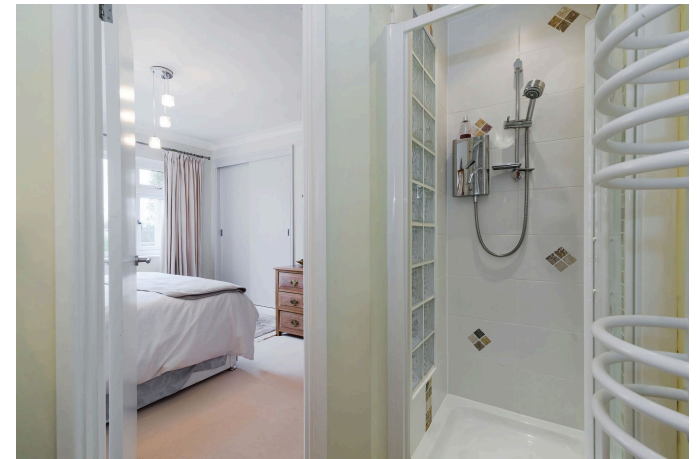
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

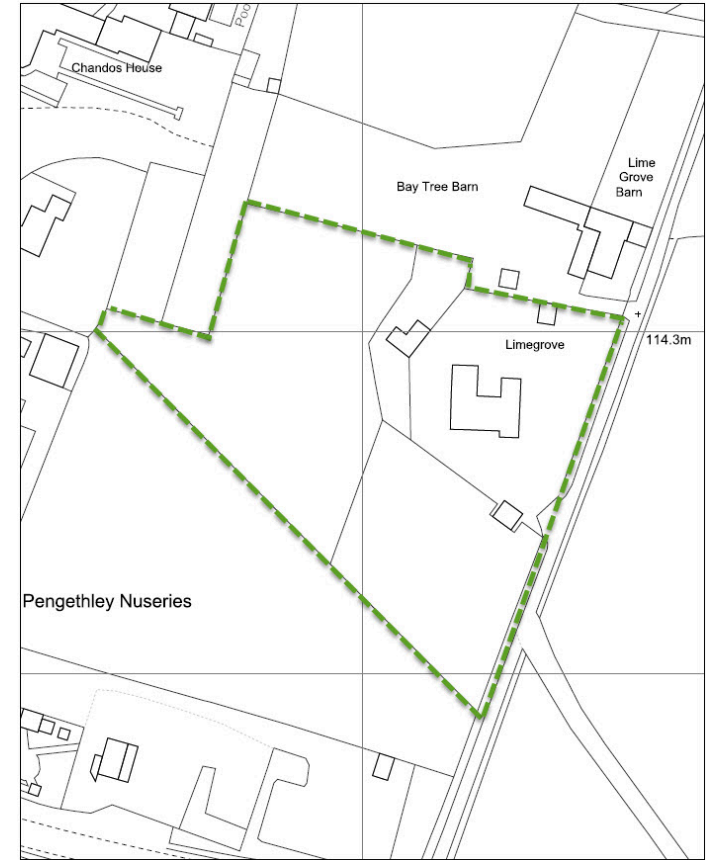
Directions

What3words - active.sweetener.squeezed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

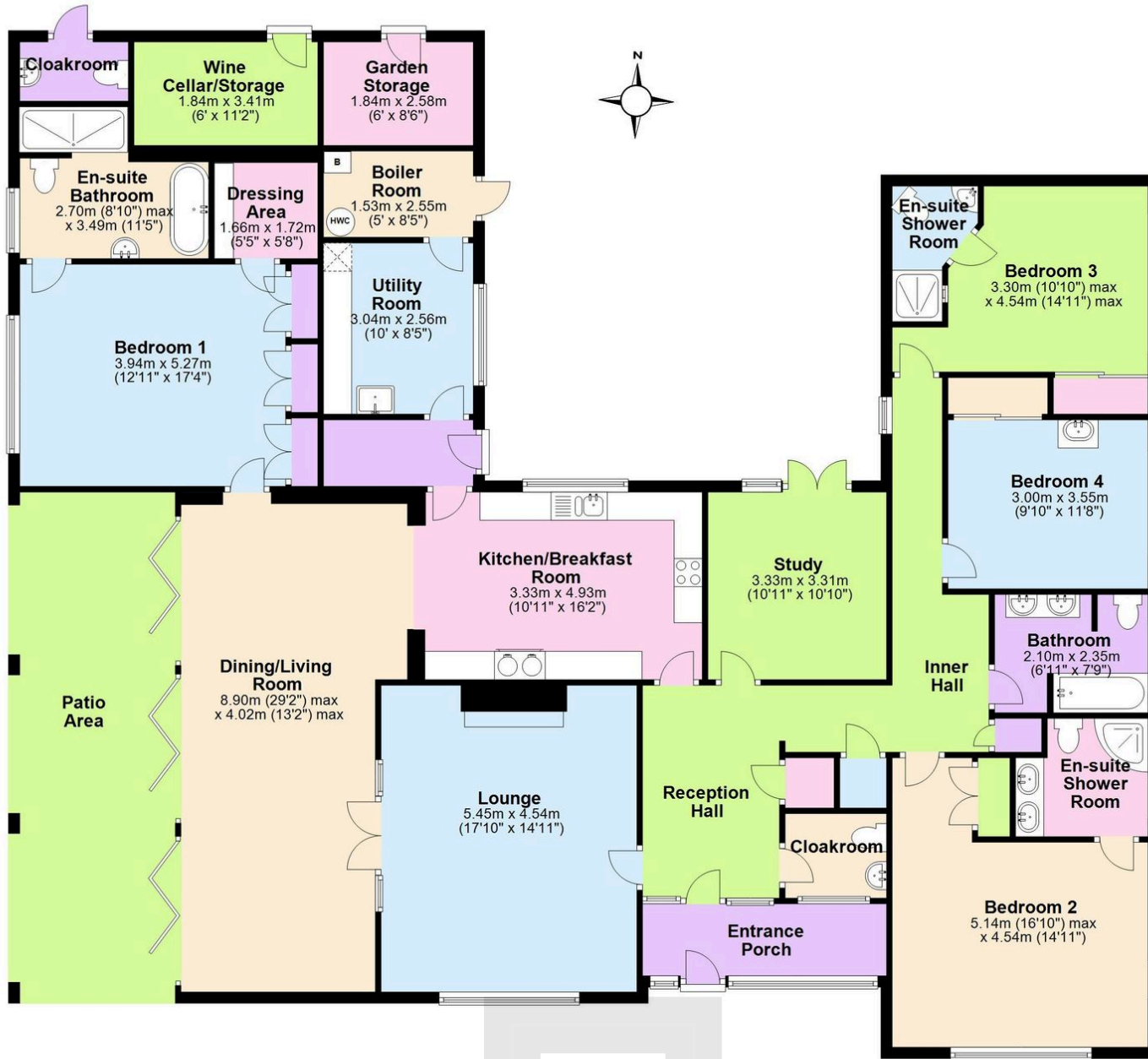




Plan not to scale for illustration purpose only



Floor Plan
Approx. 243.7 sq. metres (2623.7 sq. feet)



Total area: approx. 243.7 sq. metres (2623.7 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Limegrove, Peterstow, Ross-on-Wye



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