



Hamilton Stiller

SHUTTON HOUSE

1 REVELLS COTTAGE, LINTON,
HEREFORDSHIRE, HR9 7RY

Guide Price: £350,000

Shutton House is a gorgeous, characterful cottage that radiates an inviting, cosy atmosphere. The three-bedroom home features thick stone walls, exposed beams and far-reaching views of rolling countryside.

- Three bedrooms
- Kitchen/dining room
- Lounge
- Family bathroom
- Utility
- Cellar-cum-workshop
- Purpose-built garden office
- Private garden
- Rear courtyard

Location

Linton is a picturesque village, a short drive - roughly five miles - from Ross-on-Wye, a popular market town that offers a good variety of supermarkets, shops, restaurants, leisure facilities and highly-regarded schools.

A grand 13th-century church stands in the centre of Linton and the Alma Inn, a family-run pub, is a short distance away. This was recently crowned pub of the year by Herefordshire's branch of the Campaign for Real Ale (CAMRA) - and the 2021 award has marked the third time that the inn has earned this accolade since the current landlords took over in 2015. Each June the Alma Inn hosts Linton Festival, a three-day long music festival and, later in the year, the pub also stages the one-day-long Linton Summer Sessions. Both events raise money for various charities.





The home at a glance

Shutton House is believed to date back to the 1600s and, because of its age, the property boasts a quirky olde-worlde character. A large garden is laid out in front of the home while a private courtyard is tucked away to the rear.

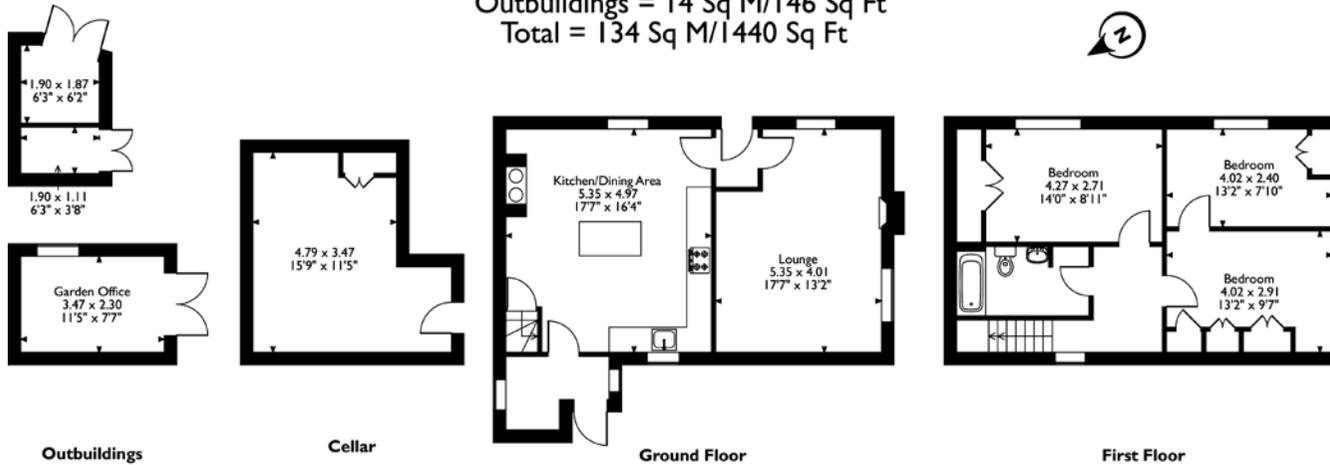
The front door leads into a small entrance hall and the lounge is found to the left. This room has wooden floors, white stone walls and contrasting black exposed beams, all of which present the property as a sublime chocolate-box cottage. This room also features a wood-burning stove which is framed by exposed brickwork.

The open-plan kitchen and dining room is a lovely area for families to gather while meals are prepared. The centrepiece of the room is a beautiful Rayburn cast iron cooker, which is surrounded by pretty decorative tiles. The kitchen was installed three years ago by Wren Kitchens and this features hard-wearing Corian work surfaces, a Corian basin and integrated appliances. The whole area is chic but not out-of-touch with the rustic feel of the home.

The three bedrooms and family bathroom are all found upstairs. The master bedroom looks out to a lovely view of the garden and the room also houses the airing cupboard, along with built-in wardrobes. The two smaller bedrooms are both accessible from the same entrance - ideal for two children or for someone wishing to convert one into a dressing room. The bathroom features a bath, walk-in shower and a built-in washstand.

The garden is entirely wonderful and features a phenomenal view of Herefordshire and Gloucestershire's rolling patchwork fields. There are various summerhouses plus a wooden cabin, with a corrugated metal roof, which serves as a fully-insulated garden office - this building is hooked up to Wi-Fi and electricity. There are also several decked-out seating areas, one of which is found at the very top of the garden in a secret spot next to a chicken coop and an outbuilding that could easily be utilised as a private bar.

Approximate Gross Internal Area
 Main House = 120 Sq M/1294 Sq Ft
 Outbuildings = 14 Sq M/146 Sq Ft
 Total = 134 Sq M/1440 Sq Ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

General Services

Oil-fired central heating. Mains water and electricity. Septic tank. Telephone line and broadband. Satellite television.

Local Authority Herefordshire Council

Council Tax
 Band C

Directions

From Ross-on-Wye, at the Travellers Rest roundabout, take the second exit and take the B4221 through Phocle Green and Upton Bishop.

Cross the bridge over the M50 and you will see a couple of properties on the left-hand side of the road - Shutton House is the first white cottage you see.

- Ross-on-Wye 5 miles • Hereford 15 miles
 - Gloucester 15 miles • Monmouth 16 miles
 - Cheltenham 26 miles • Worcester 32 miles
- (All distances are approximate)



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