



VALLEY
VIEW

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BANNUT TREE LANE, BRIDSTOW,
ROSS-ON-WYE, HR9 6AJ

Guide Price: £800,000

This expansive home is set in the picturesque village of Bridstow, just a couple of miles from Ross-on-Wye, a popular market town set within the heart of the Wye Valley Area of Outstanding Natural Beauty. The substantial, detached home boasts four bedrooms as well as three reception rooms and a beautiful garden of over half an acre.

- Four bedrooms, two with dressing rooms
- Sitting room
- Dining room
- Conservatory
- Study
- Kitchen/breakfast room
- Pantry
- Utility
- Family bathroom
- Shower rooms
- Detached double garage
- Gated parking

Bridstow is a small village, around two miles from Ross-on-Wye's town centre. This offers an assortment of shops, boutiques, restaurants, welcoming pubs, various leisure facilities, plus a network of countryside and riverside walks.

The village has a lovely community; it contains a village hall - which acts as a headquarters for various groups such as the Rainbows, Brownies, Guides and the WI, and there are also various activities staged there. There is also a primary school that carries a 'Good' Ofsted rating and this venue is used as a rehearsal space for a local women's choir. In terms of secondary education, Ross offers John Kyrle High School and further private schooling options are found in the nearby towns of Hereford and Monmouth.









As the name suggests, Valley View boasts an excellent view of the surrounding countryside. The main entrance leads into a spacious porch which has a built-in coat cupboard and leads into a substantial reception hall.

The sitting room is a lovely, sun-lit, dual aspect space which features an exposed beam and a marble fireplace as its primary focal points. Sliding doors lead through into the conservatory which is surrounded by an attractive outlook of the pristine garden. From here, a set of French doors lead out to this delightful outdoor space.

The centre-piece of the fitted kitchen is the Aga cooker. It also features an integrated dishwasher, double oven and a ceramic hob with an extractor fan. There is a wealth of storage cupboards, as well as a built-in dresser.

There is also a pantry beyond the kitchen, as well as a utility room, which has space and plumbing for a washing machine and tumble dryer.

A dining room offers a more formal dining space. Light cascades in to this room through three windows which overlook the garden. Across the hall, there is a study which is large enough to accommodate two sets of desks and chairs.

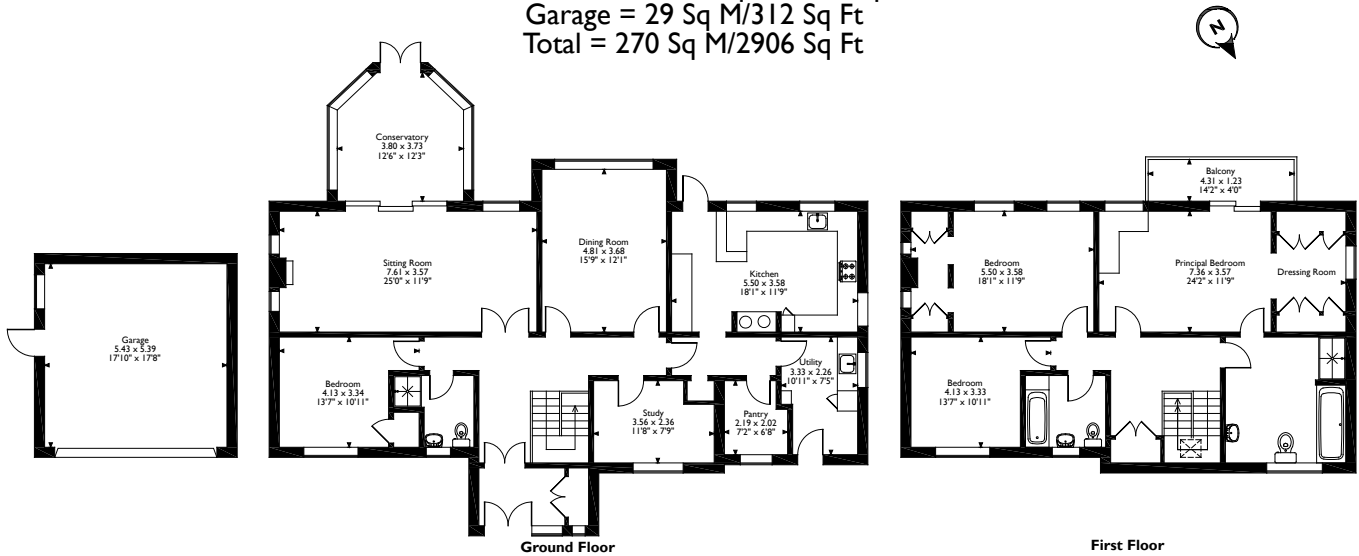
One of the existing double bedrooms is housed on the ground floor of the property and this has a built-in cupboard. Next door, there is a shower room – so this area of the house could ideally suit older or less mobile members of the family.

A staircase in the reception hall leads to the first floor of the property. There are three double bedrooms found on this level and the largest two each carry their own dressing rooms which have built-in wardrobes. The master bedroom is one of these bedrooms and this expansive space also has its own balcony; a set of sliding glass doors lead out to this lovely area which looks over the lovely rear garden and has its own access into the family bathroom which features a Jacuzzi bath plus a walk-in shower.





Approximate Gross Internal Area
 Main House = 241 Sq M/2594 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 270 Sq M/2906 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.



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

Mains water, electricity and drainage. Oil central heating. Telephone line and broadband.

Local Authority

Herefordshire Council

Council Tax

Band TBA

Directions

From Ross-on-Wye, cross over the Wilton Roundabout onto the A49 then take the first left-hand turning onto Bannut Tree Lane. Then, when the lane presents a right-hand turning, take this and drive to the end of this lane where Valley View will be found on the left-hand side.

What3Words: drifter.sailing.seriously.

Ross-on-Wye 2 miles • Hereford 14 miles
 Monmouth 10 miles • Gloucester 19 miles
 Cheltenham 27 miles • Bristol 55 miles
 (All distances are approximate)



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