



**Bankside, Symonds Yat, HR9 6BN**

**£600,000**



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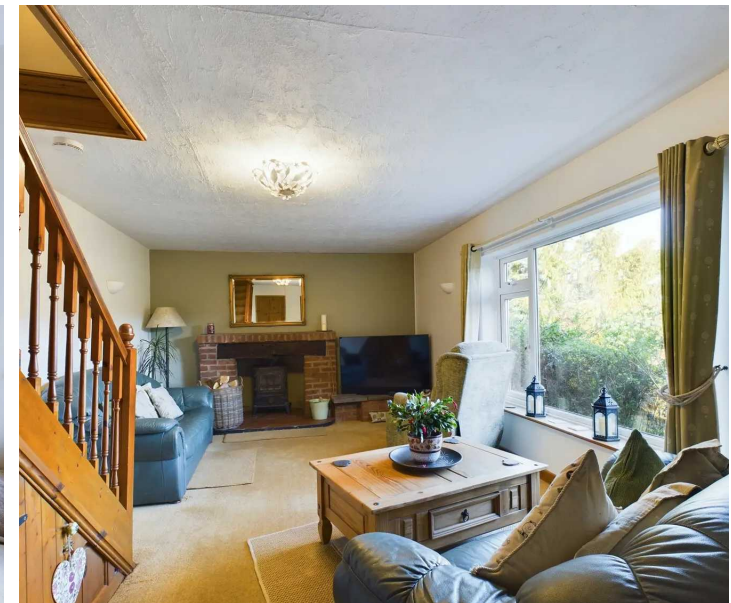
# Bankside

## Symonds Yat, Ross-On-Wye

- Detached Dormer-Style Property
- Superb River Wye Views
- Approximately 3/4 of an Acre of Gardens and Grounds
- Kitchen/Dining Room
- Four Bedrooms
- Bathroom and Shower Room
- Off Road Parking
- Garage

Situated within an Area of Outstanding Natural Beauty is this four bedroom, dormer-style property benefitting gardens and grounds of approximately  $\frac{3}{4}$  of an acre to include an orchard and paddock, detached garage and beautiful elevated views.

The accommodation comprises an entrance porch, entrance hallway, lounge having a feature fireplace housing a woodburning stove, kitchen/dining room having a solid fuel Aga, ground floor bathroom, ground floor bedroom and bedroom four/study. To the first floor are two further double bedrooms having eaves storage and superb views. Shower room having a vanity wash hand basin.



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Outside, gated access leads into the driveway towards the garage and level gravelled parking area. The garage has roof storage, a wash hand basin, radiator and attached W.C./boiler room for the oil heating system. The gardens to the front are laid to lawn having hedged boundaries, a decked seating area and beautiful outlook. The sloping gardens to the rear include an orchard, paddock, timber outbuildings and wooded areas. Having fenced boundaries and River Wye views.

Council Tax band: E

Tenure: Freehold

Energy Efficiency Rating: D







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1685.19 ft<sup>2</sup>

156.56 m<sup>2</sup>

Reduced headroom

33.1 ft<sup>2</sup>

3.07 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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