



BRIDSTOW

Offers over £400,000



ROCK LODGE

Bridstow, Ross-on-Wye, Herefordshire HR9 6QE



Two/three bed detached house
Modern & stylish living accommodation
Ideal multi-generational family home

Being ideal for a multi-generational family home or holiday let, this property is currently set up as two one-bed self-contained apartments (perfect for investor looking for an immediate rental property), but could easily be re-configured back to a three-bedroom detached house. Also benefitting from off road parking for three vehicles, enclosed gardens and glorious views.

The village of Bridstow offers a Primary School, Village Hall and Parish Church, a well-regarded comprehensive school is in the nearby town of Ross.

The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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KEY FEATURES

- Two/three bed detached house
- Modern and stylish living accommodation
- Ideal multi-generational family home
- Off road parking, enclosed garden
- Popular and sought after village location
- Countryside views



STEP INSIDE

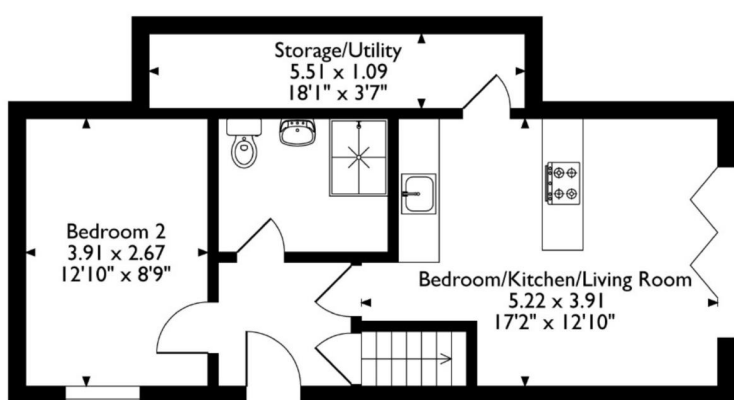


Approaching through the front door, into an entrance hallway, a door leads to the kitchen/living space, which is well equipped with a range of high gloss fitted wall, base and drawer mounted units, quartz worktops, built in appliances, space for dining table and chairs, oak engineered flooring with underfloor heating, front aspect sliding doors leading to the decking area with space or outdoor seating overlooking the countryside views.

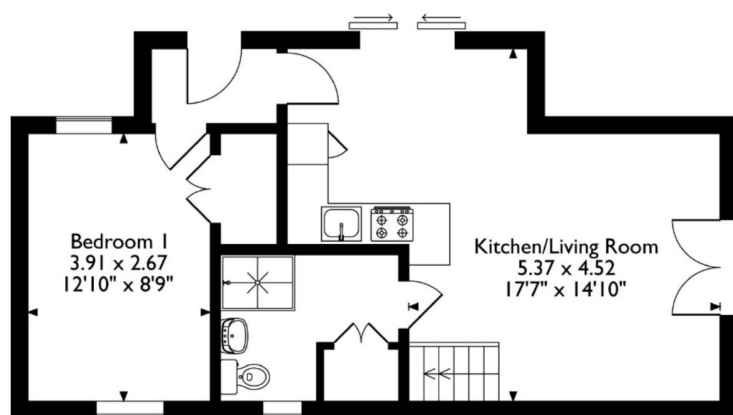
French doors in the living area overlooking the garden area below with Juliet balcony.

Bedroom one is double room with dual aspect, creating a light and airy space and has doors into built in wardrobes. Adjacent to the kitchen, the bathroom is fitted with a shower cubicle, close coupled W.C, wash hand basin, laundry cupboard and has a window to the rear aspect.

Approximate Gross Internal Area 92 Sq M/990 Sq Ft



Ground Floor



First Floor

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.

Descending to the ground floor, the inner hallway leads you to the kitchen/living space which was once the principal bedroom. The kitchen has wall and base mounted units, various built-in appliances, and bifold doors to the garden and patio area, adjacent to the kitchen is a useful and practical utility room.

The current owners have mentioned they would be willing to remove the kitchen to turn this room back into a bedroom, as per the original plans. Making this property a three bedroom home.

Also located on the ground floor is bedroom two a further double room with window to the rear aspect.

Completing the ground floor is a luxury family bathroom, comprising shower cubicle, close coupled W.C., and wash hand basin.

STEP OUTSIDE



The property enjoys off road parking, enclosed gardens and splendid views. The gardens are low maintenance, being well enclosed by walling surround.

INFORMATION

Postcode: HR9 6QE
Tenure: Freehold
Tax Band: D
Heating: Air Source Heat
Pumps
Drainage: Private
EPC: B





DIRECTIONS

From the centre of Ross-on-Wye proceed to the Wilton Roundabout and take the second turning onto the A49 towards Hereford. Continue along turning right signposted Hoarwithy, where the property can be found on the right hand side via our for sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		115
A (81-91)		
B (61-81)	83	
C (41-61)		
D (21-41)		
E (11-21)		
F (1-11)		
G (1-11)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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