



KERNE BRIDGE

Guide price **£750,000**



THE OLD STATION HOUSE

Ross-on-Wye, Herefordshire HR9 5QT



Charming five bedroom detached House
Spectacular panoramic views
Ample off road parking and garage

This charming five bedroom detached former station house is well positioned on the river bank with spectacular panoramic views, being situated in the sought after hamlet of Kerne Bridge.

Kerne Bridge is within commutable distance of the nearby market towns of Ross-on-Wye and Monmouth. Kerne Bridge offers a public house and many countryside walks.

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 south leads to Monmouth at the head of the beautiful Wye Valley and beyond to the Brecon Beacons and mid-Wales mountains. The private boarding schools at Monmouth have an impressive reputation nationally. The A40 south continues as the A449, a fast link to the M4 at Newport, giving easy access east to Bristol and Bath or west to Cardiff and South Wales.



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KEY FEATURES

- Charming five bedroom detached house
- Formerly Kerne Bridge station
- Ample off road parking and garage
- Enclosed gardens
- Spectacular panoramic views
- Sought after area near countryside walks



STEP INSIDE



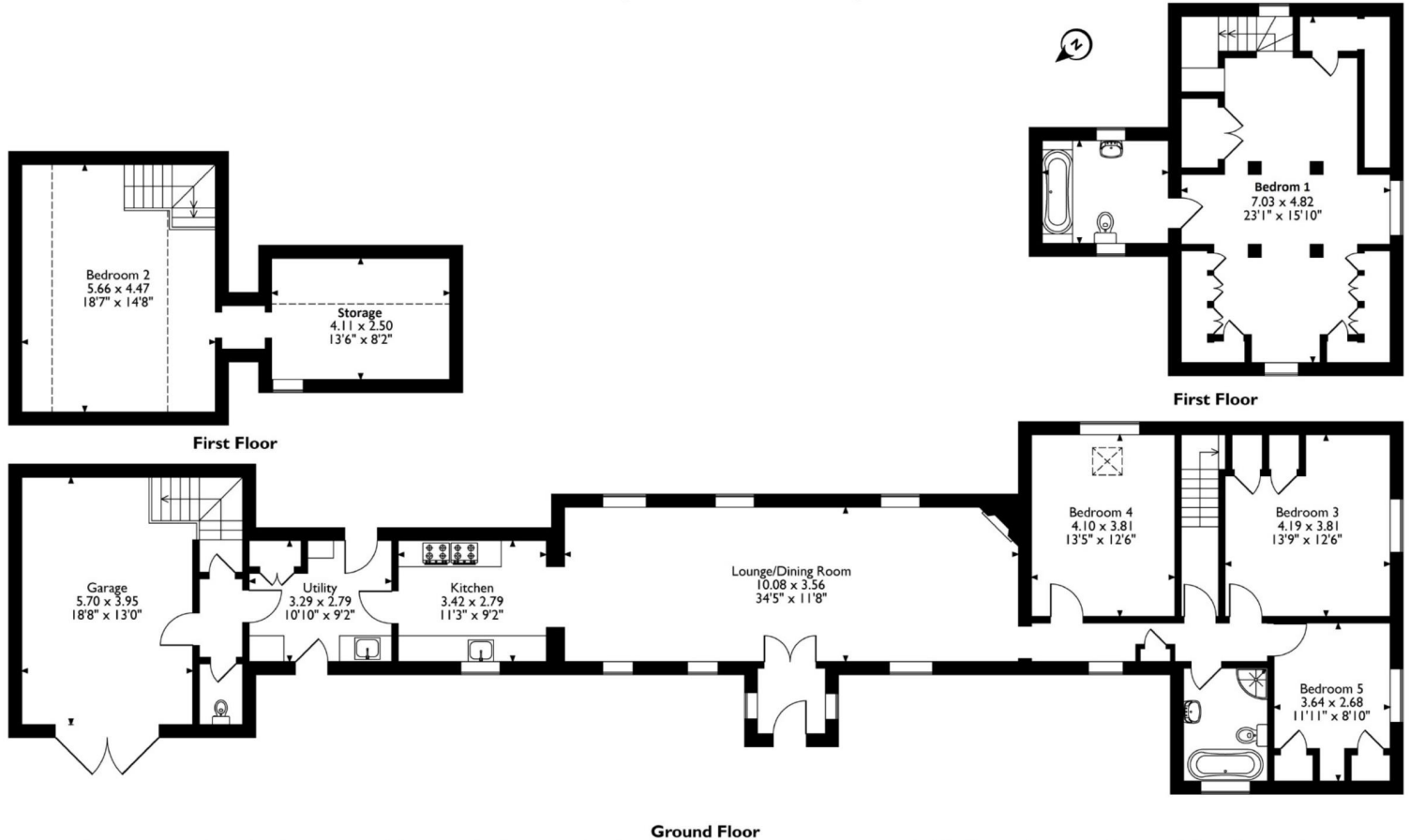
Step into this charming property, where the lounge welcomes you with ample natural light pouring in through its three front and three rear aspect double glazed solid wooden windows. Perfect for entertaining, this room seamlessly connects to the kitchen.

The kitchen features bespoke wooden cabinetry, including base, wall, and drawer units, along with spacious worktops and a convenient one and a half bowl sink unit. With space for essential appliances such as range cooker, extractor hood, integrated fridge/freezer, and dishwasher, meal preparation is a breeze.

A front aspect wooden double-glazed window brightens the space, while a door leads to the utility room, equipped with provision for washing machine, tumble dryer, microwave and a range of storage cupboards.

From the utility room, an inner hallway grants access to the garage, a downstairs W.C., and stairs leading to the second bedroom. Bedroom two offers comfort and storage space, with a front aspect double glazed window and access to a storage area.

Approximate Gross Internal Area 231 Sq M/2486 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.

Continuing from the lounge/diner, a hallway leads to three additional bedrooms and a bathroom, with a staircase ascending to the principal bedroom with its en-suite. Bedrooms three and four feature fitted wardrobes, while bedroom five offers versatility as an office or playroom.

The principal bedroom boasts front, rear and side aspect double glazed windows, along with ample storage and an en-suite bathroom.

STEP OUTSIDE



Outside, the property is accessed by double gates at the front, leading to an expansive driveway providing off-road parking for multiple vehicles, complemented by additional hard standing suitable for a caravan or motor-home.

The mature landscaped gardens offer a picturesque setting, featuring steps ascending to a lawned area adorned with mature shrubs, trees, and flowers, enclosed by hedging. A generous raised terrace area affords breathtaking views of the River Wye and Kerne Bridge, with a sweeping panoramic outlook over woodland and countryside, perfect for relishing magnificent sunsets. The large terrace benefits from dual power points.

To the rear of the property, a private courtyard area boasts a log store, while a gated enclosed space provides access to a cellar, offering ample storage opportunities.

INFORMATION

Postcode: HR9 5QT

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Private

EPC: F





DIRECTIONS

From Ross-on-Wye, head towards and through Walford for approximately 4 miles, turning right signposted Goodrich, The Old Station House can be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		

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