



**THE COACH HOUSE, LINTON,
ROSS-ON-WYE HEREFORDSHIRE, HR9 7RX**



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A BEAUTIFULLY REFURBISHED AND GENEROUSLY PROPORTIONED CONVERTED, STONE BUILT COACH HOUSE POSITIONED IN A CONSERVATION AREA OPPOSITE THE CHURCH IN ONE OF THE MOST SOUGHT AFTER VILLAGES IN SOUTH HEREFORDSHIRE.

Reception Hall, Cloaks & W.C., Laundry/Utility Room, 19' Farmhouse Kitchen with Aga range, Superb 19' Dining Room, Outstanding 22' Drawing Room with Woodburner. Galleried Landing, 22' x 19' Master Bedroom with En-Suite Bath/Shower Room & W.C., 3 Further Double Bedrooms and Bath/Shower Room & W.C. Flagstone Sun Terrace and Beautiful Walled Garden. 16' Former Stables/Garden Store and Part Walled Vegetable Garden. Classic Village Location. M50 Motorway within minutes drive.

LOCATION & DESCRIPTION: The architecturally fascinating village of Linton lies some 5 miles east of the market & tourist town of Ross-on-Wye, birthplace of English tourism, and some 9 miles north west of the cathedral city of Gloucester. Formerly the Coach House to the adjoining Old Rectory, we believe construction dates from the early part of the 19th Century, materials used being mellow local sandstone under a double pitched, slate roof.

Deceptive when viewed from the exterior, the principal facades to the property are in fact to the sunny south east and south west, all main windows looking out across the exquisite, walled lawned garden. Refurbishment works carried out by the current owners in their 15 years at the property have been extensive, and the property comprises superbly proportioned accommodation of immense character. As witnessed in the accompanying photos, there is widespread evidence of impressive, exposed timberwork.

The agent now offering this property for sale has been fortunate enough to have been involved with each transfer of ownership of The Coach House over the last 40 years or so, and has witnessed the evolution of the property into its current beautiful form! In contrast the current vendor, somewhat younger, is a nationally acclaimed motoring journalist, and has many a tale to tell!

Amenities within the village include a wonderful pub, active village hall and a stunning church, the previous incumbents of which have included the great, great grandfather of Michael Palin. There is also a twice yearly music festival held within the village and, in general, an excellent village spirit.

For those concerned with strategic location and accessibility, the M50 motorway is within literally minutes drive, being joined at Junction 3, M50. Because the property is deceptive when viewed from the village road, to those potentially interested, we strongly recommend a thorough internal inspection:-

Reception Hall of overall max dimensions approx 19'6 x 12'6. A light and pleasing reception hall with galleried landing over and light admission from many windows. Appealing solid oak bespoke staircase leading to the galleried landing over. Part exposed stonework and fine, wrought iron double wall light fitting. Ceramic tiled floor. Door to capacious cloaks/shelved storage cupboard.

Spacious Cloaks & W.C. approx 9'2 x 6'6 and having tiled floor continuing from reception hall. White suite comprising pedestal wash hand basin with close coupled low level w.c. Exposed ceiling beams and ceiling mounted halogen downlights. Coat hooks.

Inner Hall off which is the:-

Laundry/Utility Room approx 9'5 x 7'8 and having floor mounted cupboards with working surface over and incorporating a 1½ bowl stainless steel sink with chrome mixer tap over. Shelving, wall mounted cupboard and plumbing for automatic washing machine. Floor mounted Grant oil fired central heating boiler. Ceramic flooring continuing from hallway.

Farmhouse Style Kitchen/Breakfast Room approx 18'11 x 16'2. An exceptionally well appointed room with bespoke oak units comprising extensive floor mounted cupboards and drawers with complementary wall mounted cupboards over. Fine tiling behind the Askilan granite working surfaces. Incorporated amidst the units is the double bowl glazed sink with brass mixer tap over. Also incorporated is a Neff combination/microwave oven, Neff automatic dishwasher and Neff two ring ceramic hob alongside the beautiful, dark green, two oven, oil fired Aga range. This is recessed with hardwood beam over and concealed lighting above. Superb exposed ceiling beams and two windows to north west elevation. Ceramic tiled flooring continuing from reception hall. Six, beam mounted Fritz Fryer supplied lights.

Dining Room approx 19' x 16'5. A superbly proportioned room of exceptional appeal with outstanding exposed original ceiling beams. Two, large, double glazed windows overlooking the sun terrace and garden. Fine five arm ceiling light fitting over dining table position. Fitted carpet. Door through to:-

Magnificent Drawing Room approx 22'2 x 18'11. Again, a room of truly exceptional appeal, beautifully proportioned and with a distinctly larger than average recessed woodburning stove with canopy hood over. Stone fireplace surround with hardwood beam over. Most substantial exposed ceiling beams and double glazed doors and side panels opening directly out onto the beautifully maintained walled garden.

First Floor Galleried Landing of principal dimensions approx 14'6 x 12' but of overall max dimensions approx 33' x 14'6 with windows to two elevations admitting excellent light. Craftsman made stairwell in oak. Original oak/elm ceiling beams. Oak double doors opening through to **Large Airing Cupboard** with insulated copper tank and immersion heater. A wide inner landing leads through to the:-

Master Bedroom of overall max dimensions approx 22'4 x 18'11 with exposed structural roof beams and double glazed window overlooking the lawned garden. Concealed 'his & hers' walk-in wardrobes with lighting. Fitted carpet. Door through to:-

En-Suite Bathroom & W.C. approx 13'6 x 5'9. Appointed with white suite and comprising free standing steel bath complete with ball and claw feet and chrome mixer tap and spray head over, close coupled low level w.c., vanity unit comprising wide wash hand basin with cupboards beneath and double doors to wide linen cupboard. Exposed ceiling and wall beams. Venetian blind to window. Limestone effect tiling. Radiator/chrome towel rail and fitted carpet.

Bedroom 2 approx 15' x 9'9 with exposed ceiling beams, access hatch to roof void and double glazed window overlooking garden.

Bedroom 3 approx 14'10 x 11'1 again with fine exposed ceiling beams and double glazed window enabling classic outlook across a stonewalled churchyard to the tower and spire of noted Linton Church.

Bath/Shower Room & W.C. of overall max dimensions approx. 14' x 9'6 and having white suite comprising panelled bath, vanity unit with white wash hand basin and cupboards beneath, close coupled low level w.c. and stand alone tiled shower cubicle housing the Mira Excel thermostatic shower. Exposed ceiling beams. Access hatch to roof void. Double glazed window overlooking garden.

Bedroom 4 approx 13'4 x 11'3 with original exposed ceiling beams, access hatch to roof void and double glazed window overlooking garden with cameo views towards Welsh Hills beyond.

OUTSIDE: Flanking the eastern exterior wall of the coach house is a **Colourful, Rose, Flower and Shrub Bed**, ten ancient, stone steps lead up to a former first floor external door.

A short, splayed concrete approach opens through a 9' wide stone arch leading to the **Part Covered Parking Area**. This is of overall principal dimensions approx 32'6 x 11, with a wider central section, allowing space for e.g. bins, and with external stone steps leading up to the recently replaced oil storage tank. A wooden pedestrian gate from the rear of the parking area opens onto the **Superb Flagstone Sun Terrace**. This is L shaped, and of overall max dimensions approx 30' x 18' and is a beautifully secluded and sunny spot in which to sit out and take in the beautiful walled garden and atmosphere. A **Fine Mature Wisteria** adorns the south east facing wall, whilst to the perimeter of the area are additional shrubs including Camellia, Japanese Willow, Variegated Grasses, Roses and others.

This gives way to the **Exquisite, Walled Garden**. This is **Principally Laid to Lawn**, and is of overall max dimensions approx 60' x 45', being fringed to most boundaries by a carefully chosen selection of shrubs, species including Weeping Willow, Zebra Grass, Rhododendron, Ceanothus, Fatsia, Clematis, Hydrangea, Crocosmia, Fuschia, Hibiscus, and many more. Forming a backdrop to all of these beds is a lovely old, six foot high sandstone wall, partially adorned by Creepers and Rambling Roses. Positioned against a south facing perimeter wall is a healthy and productive **Fig Tree**.

Lying to the south eastern corner of the walled garden is **An Appealing Stone Garden Shed** of max external dimensions approx 16' x 16' and standing under a double pitched, clay tiled roof. This fine old building has the original cobbled stone floor and was formerly a stable. A second wooden door from this building leads out to the **Secondary Walled Vegetable Garden**. This is of overall max dimensions approx 50' x 45', is walled to three sides, with fencing to the fourth, and comprises six shaped beds, principally bounded by brick and/or stonework, being ideal for vegetable or soft fruit planting. There is a central stone feature with four corner rectangles of Box Hedging. Other shrubs scattered throughout this area including Mexican Orange Blossom, Roses and others. Against an east facing tall stone wall is the **Aluminium Framed Greenhouse** approx 13' x 7'6 and having a mono pitched roof. Also a small cobbled patio/seating area.

A cameo view from the north western corner allows a glimpse of far away Hay Bluff in the Black Mountains.

SERVICES: Mains electricity and water are connected. Private drainage.

OUTGOINGS: 'G' Council Tax Band **EPC RATING:** 'F' (Full EPC Rating available)

TO VIEW: Strictly and only please by prior telephone appointment through Morris Bricknell Chartered Surveyors. Tel: 01989 768320. Out of hours, try Norman Bricknell on 01989 564689.

DIRECTIONS: If approaching from Ross-on-Wye, leave the north eastern outskirts of Ross at the Travellers Rest roundabout (J4, M50) proceeding on the M50 towards Birmingham. Carefully leave the motorway at the next opportunity, J3, and after halting, turn left and left again towards the village of Linton. Proceed into the village, past the Alma Inn on the left hand side and opposite the church steeple, on the right hand side of the road, one will see the stone façade of The Coach House.

MONEY LAUNDERING REGULATIONS: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



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