



Hole In The Wall, Foy, Ross On Wye, Hfds, HR9 7JN.

Offers Over £475,000

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A spectacular, two/three bedroom, newly constructed mews house offering stylish, exceptionally spacious accommodation with terraced gardens and garage. Located within a stunning peaceful and picturesque rural location with views of the River Wye. The property is located in one of Ross-on-Wye's most peaceful and picturesque areas, tucked away approximately 4 miles through country lanes from the town centre, nestled on the banks of the River Wye amidst stunning countryside with miles of wonderful river and countryside walk on the doorstep.

- Brushed stainless steel power sockets • Oak faced doors • Grey aluminium double glazed windows • Fully carpeted second staircase & bedrooms
 - Master Bedroom with En-Suite Shower • Ground Floor Bedroom with Adjacent Shower Room • Further First Floor Bedroom
 - Terraced Gardens & Double Garage • EPC Rating: B
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The centre of Ross-on-Wye is approximately 4 miles south and has a wide range of shopping, social and sporting facilities. There are also excellent commuting links with the M50 and A40 leading to the Midlands and South Wales and the cities of Hereford, Gloucester and Cheltenham are all considered easily commutable.

The property is entered via: Roll up remotely operated garage door which leads into:

Garage/Storage/Workshop: 20'8" x 17' (6.3m x 5.18m). With painted, screeded garage floor. Plenty of power points, inset lighting. Ideal area for garage or hobby's area with Oak faced door leading into:

Reception Hall: Decorative porcelain tiled floor. Stairs to first floor. Door to:

Shower Room: 6'4" x 6' (1.93m x 1.83m). With corner, quadrant glazed and tiled shower cubicle with mains shower. Low level WC, pedestal wash hand basin. Mono block mixer. Tiled splashback. Wood effect flooring. Chromium heated towel radiator. The shower room is situated near to bedroom 3.





Bedroom /Study: 13' x 8'6" (3.96m x 2.6m). Double glazed window to rear aspect. Radiator, plenty of power points. TV socket. Ideal as a ground floor bedroom or study/TV room.

Utility Room: 6'6" x 6'4" (1.98m x 1.93m). Worcester Bosch, hydrogen ready, wall mounted LPG boiler. Corner fitted unvented hot water cylinder. Worksurface with space for appliances beneath with plumbing for washing machine. Radiator, lighting.

From reception hall, full turn staircase leads to: First Floor and Landing:
Living Room: 20'8" x 17'4" (6.3m x 5.28m). An exceptionally large living area with an enormous amount of power points, TV sockets etc. LED ceiling lighting. Two double glazed windows looking across to open countryside over the neighbouring properties. Radiator. Open plan to:

Kitchen/Dining/Breakfast Room: A lovely light area with two double glazed windows to the rear, additional side window. Beautifully flowing from the living area with wood effect Oak flooring.

Kitchen Area: 13' (3.96m) x 8'5" (2.57m) see floor plan. Fabulously fitted with modern, contemporary handleless wood effect base units and complimenting grey wall units. Stone effect work surface with inset sink unit and mono block mixer. Inset Zanussi four ring induction hob with filter hood over, fully tiled surround. Additional appliances to include Zanussi eye level double oven and grill with drawer unit beneath. Roll out larder unit with fitted racking. Concealed integrated tall fridge/freezer and dishwasher.

Dining Area: Approx: 13'3" (Approx: 4.04m).

From landing, full turn staircase leads up to Second Floor Landing: Door into:

Master Bedroom Suite.

Bedroom Area: 13' x 12'2" (3.96m x 3.7m). A double room with twin double glazed windows to front aspect with views over the surrounding countryside. Ample power points, TV point. Oak faced door into:



Walk In Wardrobe: 8'3" x 4'9" (2.51m x 1.45m). Light and power points.

En-Suite Shower Room: 7'5" x 7'2" (2.26m x 2.18m). Corner glazed and tiled shower cubicle with mains shower over. Low level WC. Wall hung vanity unit with mono block mixer. Vanity mirror with inset lighting and shaver point. Wood effect flooring. Chromium heated towel radiator.

Bedroom 2: 13' (3.96m) x 11'11" (3.63m) narrowing to 7'5" (2.26m). Double glazed window to rear aspect with pleasant outlook over the countryside. Power points, spotlights to ceiling.

Family Bathroom:

Beautifully appointed with wall hung wash hand basin. Vanity unit with cupboards beneath. Tiled splashback, vanity mirror with built in lighting and shaver point. low level WC. Double end modern panelled bath with side mounted mixer tap and attractive stone effect tiled surrounds. Wood effect flooring. Chrome heated towel radiator.

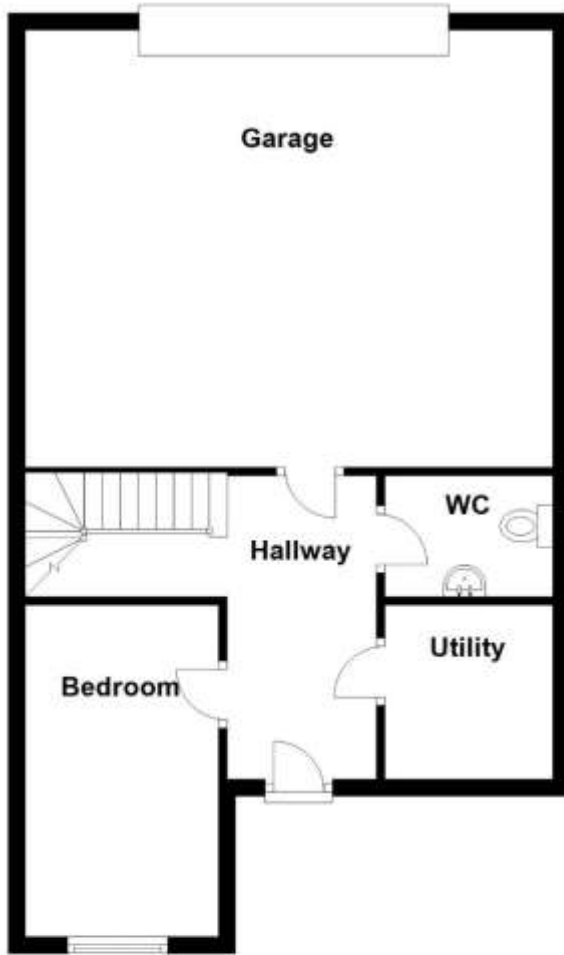
Outside: Currently to the rear is a gravelled, terraced garden with three terraces and gabion wall separating and timber balustraded steps leading between each terrace. The top terrace has gated access leading to a pathway which gives pedestrian access from the property.

Agents Note: The images used are to give an indication of the overall finish of the property and do not necessarily show the actual interior of each individual property. Fixtures and fittings could differ.

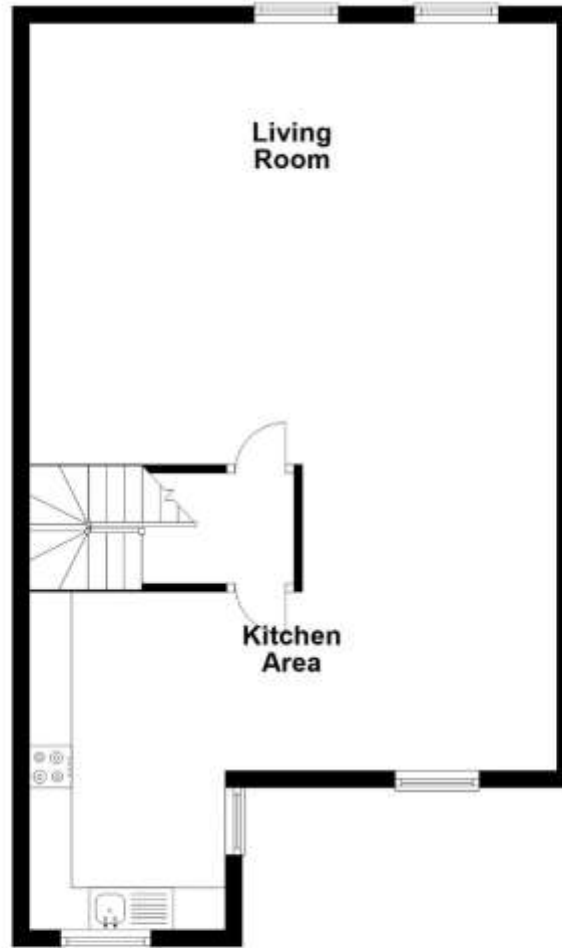
Directions: From Ross-on-Wye the most direct route is to proceed to the bottom of the town and at the two small roundabouts proceed over the first and directly after the second take the left turn up Brampton Hill, continue on this road and over the dual carriageway. Proceed along this road for approximately 3.5 miles where the turning to the property will be found on the right hand side as indicated by our directional arrow.



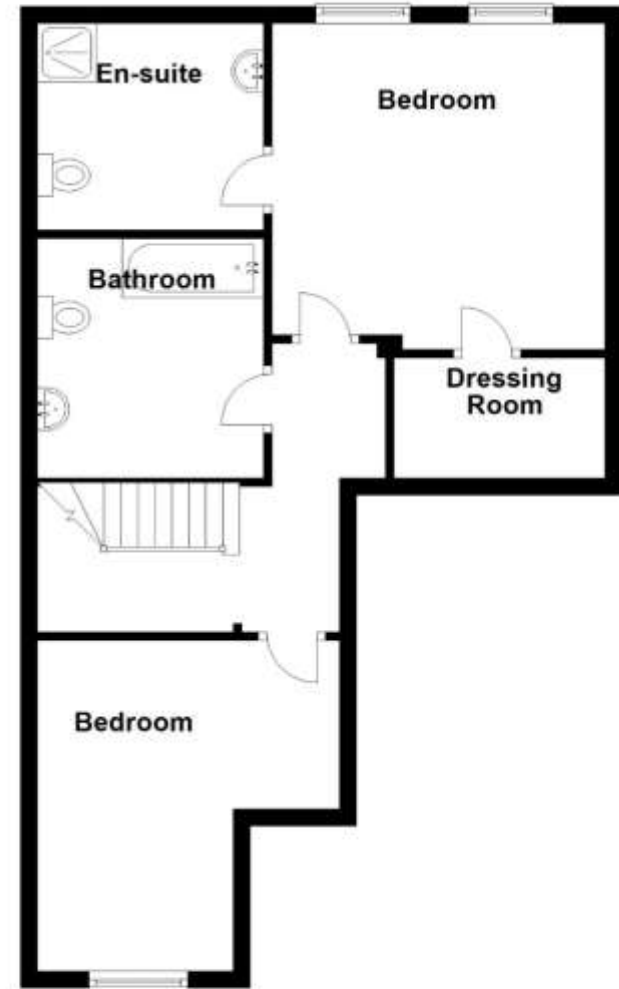
Ground Floor
Approx. 289.2 sq. feet



First Floor
Approx. 645.7 sq. feet



Second Floor
Approx. 591.6 sq. feet



Total area: approx. 1526.5 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, all items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

UNIT 3 , FOY, ROSS ON WYE

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