









# Radcliffe Guest

Ross-On-Wye  
HR9 7BS

£695,000

Radcliffe House is a Grade II Listed 17th Century former Coaching Inn with a wealth of character and charm. Situated on Wye Street, which is arguably the prettiest street in town, overlooking the River Wye and fantastic Herefordshire Countryside, yet only 200 metres from Ross on Wye Town Centre, where there is a wonderful selection of coffee shops, restaurants and bars. The property offers versatile living space with generous, well presented owners accommodation and well appointed guest accommodation including a two bedroom self contained apartment.

**\*\*The Property Shop\*\*** Offers this Fabulous Grade II Listed Guest House - Desirable Street in Ross with Stunning River and Countryside Views







Accessed by a timber glazed door into:

#### Reception Hall

17'0" x 6'2"

A spacious and welcoming reception hall, with panelled wood walls to dado level, ceiling beams, radiator. Stairs to first floor with cupboards beneath, doors to inner hall and dining room.

#### Dining Room

14'2" into bay x 12'4"

A lovely bright room with a panelled sash bay window to front aspect, open cast iron fireplace with timber surround, part panelled wood walls and exposed ceiling beams, picture rail and recess with built-in cupboard beneath, radiator.

#### Inner Hall

With built-in cupboards, door to bedroom and door with stairs to lower ground floor, further steps up to the kitchen.

#### Bedroom

12'2" max x 7'4"

Window to side aspect with views towards the river, exposed ceiling beams.

#### En-Suite

Tiled shower enclosure with Mira electric shower, low level WC and pedestal wash basin, tiled floor and obscure glazed window.

#### Kitchen/Dining Room

15'10" x 14'2"

A lovely kitchen, fitted with an attractive range of base and wall cupboards incorporating spaces for electric cooker, dishwasher, freezer and fridge/freezer. One and a half bowl ceramic sink drainer and worktops with splash-back tiling. Built-in wall cupboards, tiled floor and radiator. Door to:

#### Rear Lobby

Recess suitable for a desk, stable door out to the balcony. Doors to cloakroom and living room.

#### Living Room

18'6" x 13'11"

A fabulous light room with window to side aspect and further wide window to rear offering panoramic views over the River Wye and surrounding countryside. Exposed brick fireplace housing a wood-burner, two radiators.

#### Cloakroom

Low level WC and wash basin.

#### Lower Ground Floor

#### Bedroom

16'10" max x 9'8"

Window to rear aspect with built-in seat beneath, exposed beams, radiator.

#### Dressing Room

10'10" x 7'8"

Shelving and hanging rail to one wall, exposed beams, radiator.

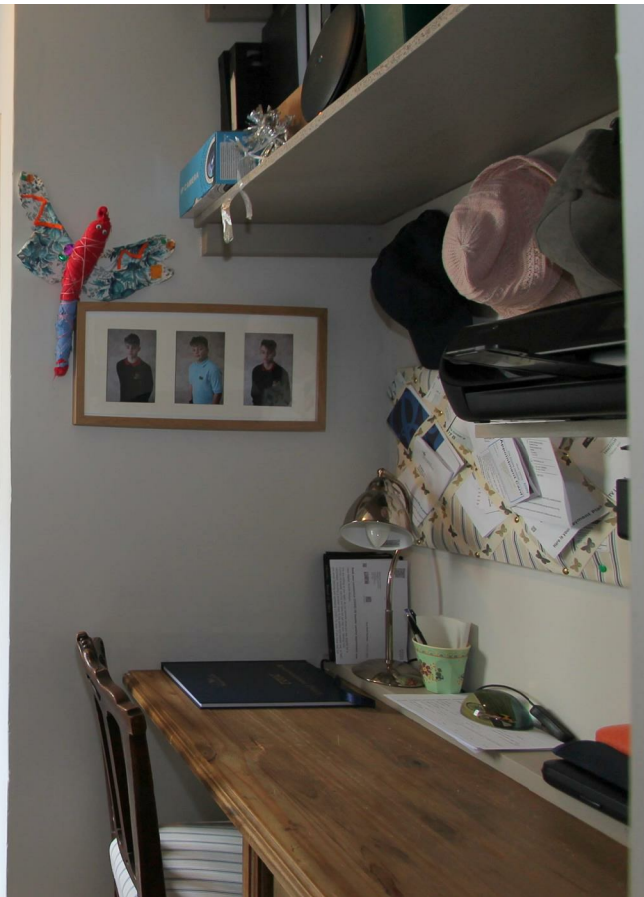
#### Bathroom/Shower Room

9'5" x 8'10"

A spacious main bathroom having recently been re-fitted with an attractive clawfoot slipper bath, separate tiled shower enclosure with mixer shower and tiled walls, low level WC and wash basin vanity unit. inset ceiling lights and panelled wood to one wall, heated towel rail and tiled floor.

#### Rear Hall

Tiled floor, built-in storage cupboards and fitted seat, radiator and exposed beams. Doors to bedroom and door leading to courtyard garden.





#### Bedroom

11'6" x 8'3"

Window to rear aspect, radiator.

#### En-Suite

Tiled shower enclosure with electric shower, low level WC and pedestal wash basin, panelled wood wall to dado level, tiled floor.

#### Rear Courtyard Garden

19'2" x 11'2"

A pleasant outside space, laid to decking with a shed and wall boundary and double doors out to the gravelled parking space. From here, one can gain access to the annex bedroom.

#### Annex Bedroom

13'11" x 10'0"

Window overlooking the courtyard garden, built-in wardrobe. Door to en-suite.

#### En-Suite

Shower enclosure with electric shower, low level WC and pedestal wash basin, tiled walls and floor, heated towel rail and obscure glazed window.

#### First Floor Landing

A continuation of stairs to second floor and doors to:

#### Bedroom

18'10" x 11'10"

AN impressive room with two panelled bay windows to front aspect, exposed beams and two radiators.

#### En-Suite

Tiled shower enclosure with electric shower, low level WC, wash basin and panelled wood walls to dado level, tiled floor and heated towel rail.

#### Laundry Room

10'5" x 5'11"

Space with plumbing for two washing machines and tumble dryer. Sink drainer and worktops, window to rear with views and wall mounted gas boiler for hot water and central heating system.

#### Bedroom

15'0" x 11'10" max

Window to rear aspect with views, built-in wardrobe, radiator.

#### En-Suite

Tiled shower enclosure with electric shower, low level WC and wash basin, panelled wood walls to dado level, heated towel rail.

#### Bedroom Suite

Initially with hallway having a double glazed window to side aspect, radiator and wardrobe recess. Door to en-suite and bedroom.

#### Bedroom

13'10" x 9'11"

Wide double glazed window offering panoramic views over the River Wye and surrounding countryside, radiator. Door leading out to an external staircase and to the lower balcony.

#### En-Suite

Tiled shower enclosure with electric shower, low level WC, wash basin and heated towel rail.

#### Second Floor Self Contained Apartment

Initially with a hallway having a radiator, recess for furniture, loft hatch and doors to:







#### Kitchen/Living Room

18'5" max x 10'1"

A well appointed room with the kitchen area being fitted with base and wall cupboards, worktops and breakfast bar with splash-back tiling, space for fridge and ceramic hob. The living area has a cast iron ornamental fireplace and exposed beams, radiator and a window to rear aspect offering views.

#### Bedroom

11'9" x 9'1"

Panelled window to front offering a pleasant aspect along Wye Street, ceiling beam and radiator.

#### Bedroom

9'9" x 5'11"

Panelled window to front offering a pleasant aspect along Wye Street, ceiling beam and electric radiator.

#### Bathroom

Shower bath with electric shower and screen, low level WC and pedestal wash basin, tiled walls and floor, heated towel rail.

#### Directions

From our office in Gloucester Road. Proceed towards the Market Place, then continue onto High Street. At the end of High Street turn left at the "T" junction then almost immediately first right into Wye Street. Continue down the hill to find the property on the right hand side.

#### Local Authority

Herefordshire Council - 01432 260000. The property is separately banded for residential and commercial rates. Residential Band "A" - Amount payable 2022-2023 £1449.75. The property is currently subject to small business rate relief.

#### Services

Mains electricity, gas, water and drainage are connected to the property. BT landline connected (subject to BT regulations). Broadband is available in the area.

#### Floor-plan

The floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. They should not be relied on as being accurate, to scale or as a representation of fact.

#### Tenure - Freehold

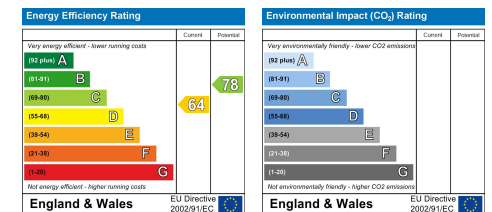
We are informed by the seller that the tenure is FREEHOLD with FLYING FREEHOLD in part of the living room. Any interested parties should ensure verification by their solicitor.





#### Note

All room sizes are approximate. Any electrical appliances or heating systems have not been tested and you are therefore advised to satisfy yourselves as to their present state and working condition. An appropriate surveyor should be appointed to carry out a full report on the property and advice sought where appropriate. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the corrections of each of the statements contained in these particulars. The Vendor does not make or give and neither The Property Shop or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



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