



THE PROPERTY SHOP

Village & Country

Kyrle House, 9 Cedar Grove,
Walford, Ross-On-Wye, HR9 5RY





Kyrle House

Walford

Ross-On-Wye
HR9 5RY

****The Property Shop**** Offers this
Fabulous Family House with
Exceptional Gardens - Spacious and
Bright Accommodation - Desirable
Village Location close to town.





Accessed by a double glazed door with side window into:

Entrance Vestibule

6'3" x 4'9" (1.91m x 1.45m)

With Karndean flooring, radiator and double doors into:

Reception Hall

15'2" x 10'2" max over-stairs (4.62m x 3.09m max over-stairs)

With staircase to first floor having cupboard beneath, Karndean flooring, radiator and doors to:

Living Room

18'1" x 13'1" (5.51m x 4.00m)

A well proportioned room with a cast iron open fireplace and timber surround, two radiators, double glazed window overlooking the rear garden and double glazed patio doors into conservatory, panelled glazed French doors into dining room.

Conservatory

15'7" x 13'5" (4.75m x 4.09m)

A well appointed and spacious conservatory with a dwarf wall base and double glazed windows along with French doors to the garden, the conservatory has a pitched glass roof with fitted blinds, two ceramic electric radiators and a newly fitted Karndean floor.

Dining Room

13'2" x 9'11" (4.02m x 3.03m)

A good sized dining room with a double glazed window to rear aspect and radiator.

Kitchen/Breakfast Room

17'5" x 8'10" extending to 12'0" (5.30m x 2.68m extending to 3.67m)

A family sized kitchen with double glazed windows to front and side aspect, the kitchen is fitted with a range of base and wall cupboards that incorporate a built-in eye level Bosch oven with oven/grill, 900mm Bosch ceramic hob and 900mm extractor, space with plumbing for dishwasher and space for wide fridge/freezer. There are a good range of worktops with a peninsular breakfast bar, inset sink drainer and splash-back tiling. Karndean flooring, radiator and door to:

Utility Room

8'10" x 5'10" (2.69m x 1.79m)

Base cupboards and worktops with splash-back tiling to match the kitchen, space with plumbing for washing machine, space for tumble dryer, Karndean flooring, radiator, double glazed window to rear and double glazed door to garden. On the exterior rear wall of the utility room there is a modern externally mounted oil fired condensing boiler for the hot water and central heating system.



Study/Bedroom 5

10'1" x 9'8" (3.08m x 2.94m)

Double glazed window to front aspect, panelled wood walls to dado level, fitted shelving, radiator.

Cloakroom

5'6" x 4'3" (1.68m x 1.30m)

Low level WC, pedestal wash basin and part tiled walls, Karndean flooring, radiator and double glazed obscure window.

First Floor Landing

Double glazed window to front aspect, loft hatch to roof space, radiator. Doors to:

Bedroom 1

14'8" x 12'1" (4.48m x 3.69m)

A spacious main bedroom with a double glazed box window to front and views towards Howle Hill, two radiators, built-in single wardrobe and door to:

En-Suite

9'5" x 8'11" max (2.86m x 2.72m max)

A modern suite with a twin end bath having mixer taps and shower attachment, low level WC and wash basin with cupboards beneath. Separate shower enclosure with power shower and tiled walls, heated towel rail.

Bedroom 2

13'5" x 9'11" (4.09m x 3.01m)

A good sized bedroom with a double glazed window offering distant views, built-in double wardrobe, radiator. Door to:

En Suite

6'2" x 4'9" (1.87m x 1.45m)

Recently re-fitted with a shower enclosure, power shower and tiled walls. Low level WC and pedestal wash basin with wall tiling to dado level, tiled floor and heated towel rail.

Bedroom 3

13'1" x 11'3" (3.98m x 3.43m)

A double bedroom with a double glazed window to rear aspect over the garden and towards Chase woods, built-in double wardrobe and radiator.

Bedroom 4

10'3" x 10'0" (3.12m x 3.04m)

A good sized four bedroom with a double glazed window to front aspect, built-in double wardrobe, radiator.





Bathroom

Recently re-fitted with a shower bath, screen and power shower, low level WC and wash basin with drawer beneath, tiled walls to dado level and tiled floor, heated towel rail and double glazed obscure window.

Outside

The property is approached by a double width driveway that allows parking for several vehicles and gives access to the double garage. The front garden is laid predominantly to across the front and to both sides of the house along with well stocked shrub borders. An access gate to one side leads alongside the house to the rear garden. The rear garden is initially laid to patio that lies off the conservatory and provides a lovely private seating area. Beyond, which there is an attractive landscaped area with sections of slate and bark chippings, raised flower beds and a water feature. Level lawned gardens extend across the rear of the property and to the eastern boundary and provide a good sized area for recreation, within this area there is an impressive Libani cedar tree that provides a lovely feature and also shade. The garden is particularly private and is well secured with a brick wall around the perimeter.

Agents Note

Remedial work for subsidence was carried out in 2005 under insurance for which a 10 year warranty was provided. There have been no further issues since.

Directions

Leave Ross on Wye on the B4234 heading towards Walford. On passing the Vine Tree Public House as you leave the town, proceed down the hill towards Coughton, as the road bears to the right at the bottom of the hill, follow the road along then turn right into Cedar Grove. The property will be found on the right hand side just after the entrance to Priory Lea.

Services

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

Local Authority

Herefordshire Council - 01432 260000. Council Tax Band "G".

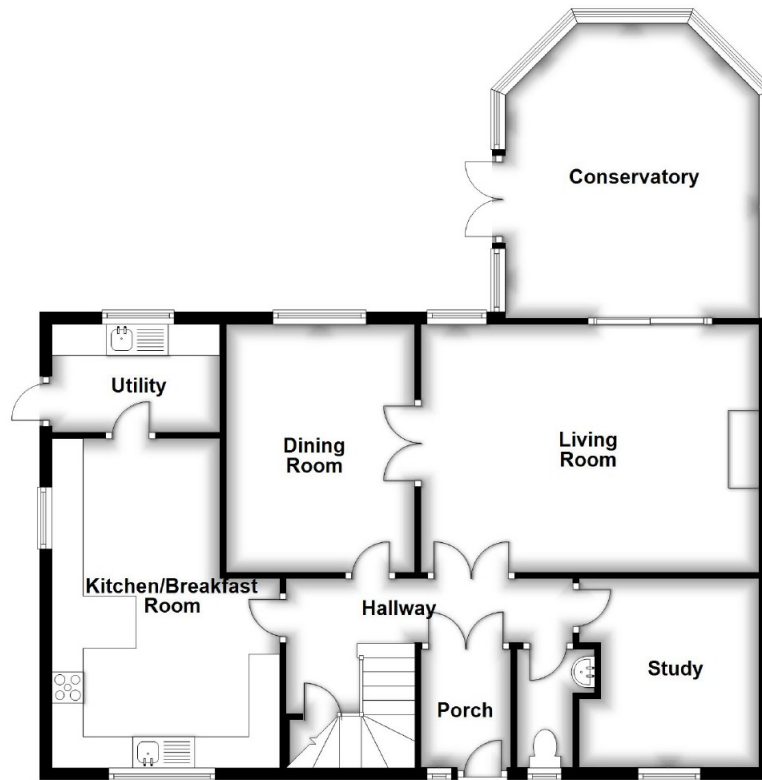
Floor-plan

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.

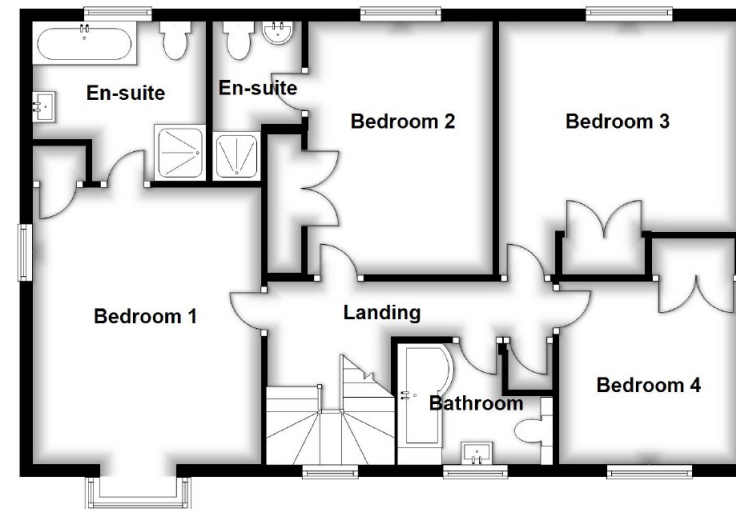
Tenure

We are informed by the seller that the tenure is FREEHOLD. Any interested parties should ensure verification by their solicitor.

Ground Floor



First Floor



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.

