







## Little Elms

Tanyard Lane

Ross-on-Wye  
HR9 7BH

An impressive detached property offering spacious and light accommodation with fabulous views towards Chase woods and May Hill and is conveniently located in a quiet, no through lane, on the outskirts of the town centre. The property has been tastefully modernised throughout and has the benefit of a gas fired central heating system, double glazing and PV solar panels. In brief, the accommodation comprises; Spacious Reception Hall, Well proportioned Living Room, Impressive 29' fitted kitchen/breakfast room and 18' dining room, utility room, cloakroom, walk-in pantry, large landing, five double bedrooms (main bedroom with en-suite) and a family bathroom. Outside, there is a fabulous first floor balcony that extends across the front of the of the house that can be accessed from three of the bedrooms, the views from here are quite spectacular! The garden is well presented and offers a great deal of privacy, along with a double garage, parking for several vehicles and space for a caravan.





Approached by an open porch with tiled floor. Double glazed door with side window into:

#### Reception Hall

11'1" x 8'3" (3.38m x 2.51m)

A spacious reception hall with stairs to first floor and cupboard beneath, radiator, doors to living room, kitchen and french doors to dining room.

#### Living Room

16'5" x 15'11" (5.01m x 4.86m)

A bright and well proportioned room with a gas coal effect fireplace and hardwood surround, wide double glazed patio doors to the front garden offering distant views towards Chase woods, double glazed window to side aspect, two radiators and french doors into kitchen/breakfast room.

#### Dining Room

18'1" 10'9" (5.51m 3.27m)

A great room for entertaining guests, with two double glazed windows to front aspect with views and double glazed window to side aspect, suspended ceiling with inset lights and hidden ambient lighting. Wood effect laminate flooring and two radiators.

#### Kitchen/Breakfast Room

28'10" x 10'6" (8.79m x 3.20m)

An impressive kitchen being fitted with an attractive range of white high gloss base cupboard with matching corner larder, the kitchen incorporates a built-in full height fridge, built-in dishwasher, built-in double oven and induction hob with glass splash-back and flat panel extractor, There are an attractive range of quartz work-surfaces with matching up-stands and an inset ceramic sink, inset ceiling lights and two vertical radiators. Two double glazed windows overlooking the rear garden and double glazed patio doors leading out. Door to:

#### Rear Lobby

4'10" x 4'8" (1.48m x 1.43m)

Double glazed door to garden and doors to cloakroom and utility room.

#### Cloakroom

4'5" x 4'9" (1.34m x 1.44m)

Low level WC, pedestal wash basin with splash-back tiling and part panelled wood walls, radiator and extractor fan.

#### Utility Room

9'6" x 5'2" (2.89m x 1.58m)

Double glazed window to rear aspect, base cupboards and tall unit, plumbing for washing machine and space for under-counter freezer, work-surfaces with matching up-stands, radiator. Door to:





### Walk-in Pantry Cupboard

9'7" x 5'0" (2.91m x 1.53m)

Wall mounted gas boiler for hot water and central heating system, electricity consumer unit.

### First Floor Landing

10'6" x 7'1" plus walkway (3.19m x 2.17m plus walkway)

A spacious landing area with a double glazed window overlooking the rear garden, double airing cupboard housing hot water cylinder and shelving. Access to loft space and doors to:

### Bedroom 1

13'10" to wardrobes x 13'5" to wardrobe (4.21m to wardrobes x 4.09m to wardrobe)

An impressive main bedroom with three built-in double wardrobes, double glazed window to front aspect offering fabulous views towards May Hill and Chase woods, air conditioning unit and radiator. Double glazed door leading onto a Balcony; with tiled floor and wrought iron balustrade, also with fabulous far reaching views.

### En-Suite

7'9" max x 5'7" (2.37m max x 1.70m)

Corner shower enclosure with electric shower and tiled walls, low level WC and pedestal wash basin, white washed panelled wood walls, heated towel rail, inset ceiling lights, double glazed obscure window and extractor fan.

### Bedroom 2

11'11" x 11'1" (3.64m x 3.39m)

A good sized guest bedroom with double glazed french doors onto the balcony with fabulous views, built-in mirror wardrobe, and two radiators.

### Bedroom 3

11'5" x 11'1" (3.48m x 3.39m)

Another good sized double room with double glazed french doors onto the balcony and fine views, two radiators.

### Bedroom 4

10'11" max 10'6" (3.32m max 3.19m)

A double room with double glazed window overlooking the rear garden and radiator.

### Bedroom 5/Dressing Room

12'6" x 10'6" (3.80m x 3.20m)

Currently used as a dressing room but could be a double bedroom, double glazed window overlooking the rear garden, radiator.

### Bath/Shower Room

8'11" x 6'8" (2.72m x 2.04m)

Jacuzzi bath and separate quadrant shower enclosure with tiled walls, mixer shower and extractor fan/light, wash basin with light and cupboards beneath, low level WC, panelled wood walls, heated towel rail and extractor fan.





### Outside

The property is approached from the front by a tarmac driveway that provides ample parking and leads to the double garage. The front garden is designed with low maintenance in mind being laid to an attractive area of pebbles and slate chippings, to one side of the property there is additional space to house a caravan or motor-home. At the other side of the house, a gated entrance gives access to a good sized paved area with two metal storage sheds.

The rear garden is initially laid to patio with lighting, water tap and power-points. Steps lead onto a level lawn that runs the width of the garden, to one side with a lovely decked seating area and corner pergola. The garden is particularly private and is also quite secure with panelled fencing and hedging to the boundaries.

### Double Garage

20'0" x 16'0" external measurement (6.1m x 4.87m external measurement)

With a remote controlled up and over door, power and lighting, personnel door to rear.

### Directions

From our office in Gloucester road continue to the market place crossroads and turn right onto Broad Street. Follow this down the hill into Brookend street and at the bottom proceed over both mini roundabouts onto Ledbury Road before taking the second turning right into Tanyard lane. The property can be found a short distance along the lane on the left hand side.

### Services

Mains electricity, gas, water and drainage are connected to the property. The property has the benefit of PV Solar Panels with 15 years fit payments. BT landline connected (subject to BT regulations). Broadband is available in the area.

### Local Authority

Herefordshire Council - 01432 260000. Council Tax Band "F". Amount payable 2020/2021 £2912.28

### Floor-plans

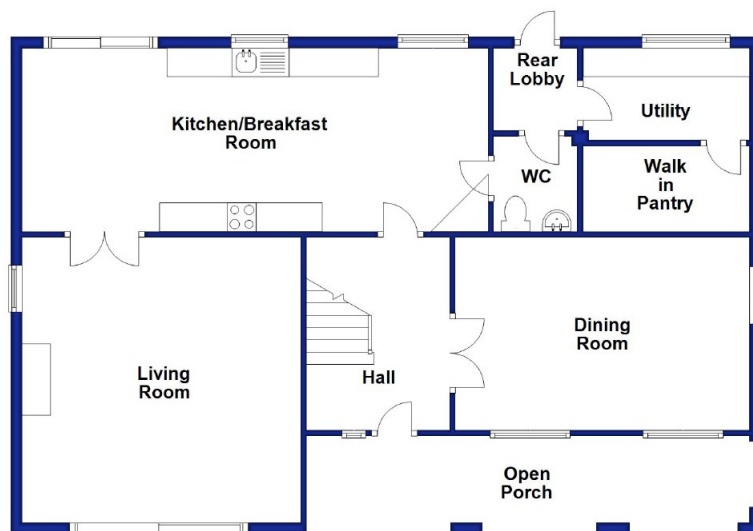
The floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. They should not be relied on as being accurate, to scale or as a representation of fact.

### Tenure

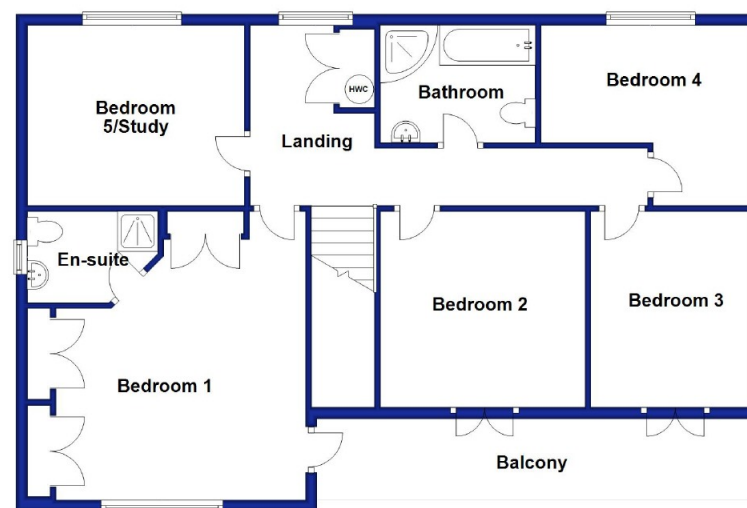
We are informed by the seller that the tenure is FREEHOLD. Any interested parties should ensure verification by their solicitor.



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.

