



**Willow Barn Linton, Ross-On-Wye HR9 7SD**  
**Guide Price £495,000**



## Willow Barn Linton, Ross-On-Wye HR9 7SD

- Beautifully appointed barn conversion in sought after village
- Character features throughout to include exposed timbers
- Thumb latch doors
- Light and airy accommodation
- South facing private rear garden
- Ample off road parking
- EPC (tbc)
- Herefordshire County Council tax band E - £3068.71 (2026/27)

**Guide Price £495,000**



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### Entrance Hall

Accessed via the front door there is oak flooring, stairs to first floor and doors leading off to the ground floor accommodation.

### Living/Dining Room

Large and airy room accessed via double doors from the hallway or door from kitchen. Oak flooring throughout, exposed timber beam, window to front and rear aspect and double doors giving access out to the rear garden. There is also a door to lobby area with storage cupboard and step down to the kitchen.

### Kitchen

Beautifully appointed with a range of base and wall mounted units, oak work surfaces, double bowl ceramic sink, built in appliances to include electric ovens, induction hob and dishwasher. There is an impressive central island with granite

work top and breakfast bar, tiled flooring, space for American style fridge/freezer, exposed ceiling beam, roof light window, front aspect window, stable door to garden and door leading into utility.

### Utility Room

Further storage cupboards, stainless steel sink unit, plumbing and space for washing machine, space for further appliance and window to front aspect.

### Bedroom Three

Located on the ground floor is a double bedroom or versatile space with window to side aspect.

### Shower Room

Superbly appointed with modern suite comprising shower enclosure with direct feed shower, WC and vanity wash basin. Attractive tiling, extractor fan, exposed beam and heated towel rail.



## Bedroom One

Oozing with character with exposed timbers and "A" frame beams a generous bedroom with roof light window plus window to front aspect, a built in storage cupboard and lots of charm.

## En-Suite Bathroom

Luxury and comfort with stand alone roll top bath, WC and wash basin. There are exposed beams and a roof light window.

## Bedroom Two

Good double with ample space for more furniture, exposed beams, window to side aspect and roof light window.

## En-Suite Shower Room

White suite comprising shower enclosure with direct feed shower and tiling, WC and wash basin. There is a roof light window.

## Outside

To the front of the property is ample parking for three/four vehicles on gravelled and paved driveway. Gated side access leads around to the Southerly facing rear garden which is extremely private and boasts two generous Indian slate patio areas ideal for alfresco dining, an expanse of lawn and a variety of mature shrubs and trees to include whitebeam and maple. There is also a garden shed and fenced off composting area.

## Location

Linton is a small village in Herefordshire, approximately 5 kilometres (3 miles) east of Ross-on-Wye. With St. Marys Church dating from the 13th century, holding regular services and the church itself has several ancient yew trees in the churchyard. Regular community and charity fund-raising activities take place in the Village Hall weekly, The award winning village pub the Alma Inn hosts The Linton Festival, a charitable annual event providing a range of local and more exotic ales and music.

## Material Information

Tenure: Freehold

Management company in place with service charge of £57.50 per month. Service charge review Feb 2027.

Council tax band: E

Local authority and rates: Herefordshire County Council - £3068.71 (2026/27)

Electricity supply: Mains

Water supply: Mains. Metered supply.

Sewerage: Septic tank system shared with neighbouring properties

Heating: LPG

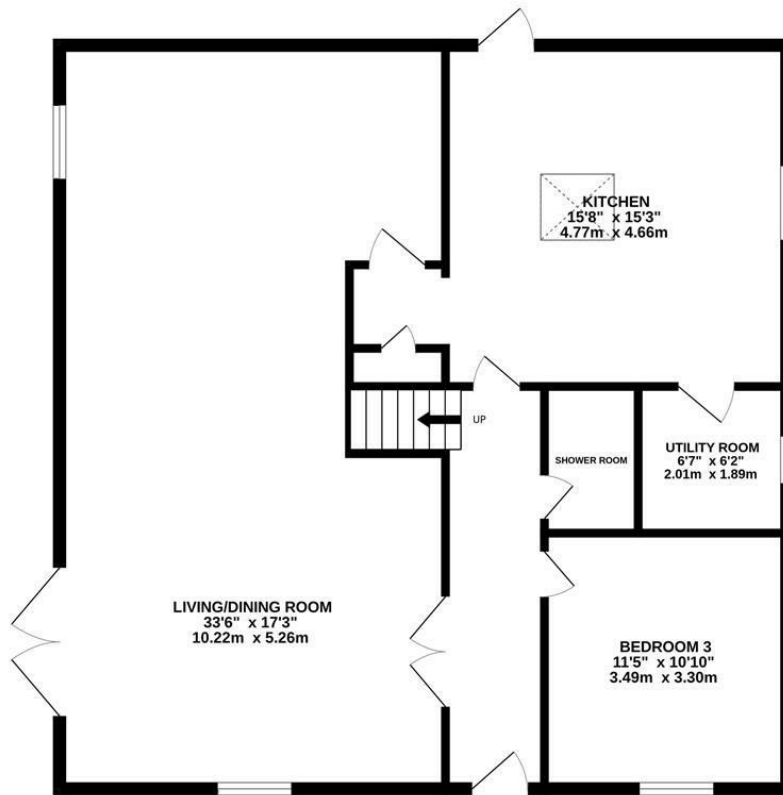
Broadband speed: Basic (ADSL) 6 Mbps, Superfast (FTTC) 53Mbps

Mobile phone coverage: EE, Vodafone, Three & O2

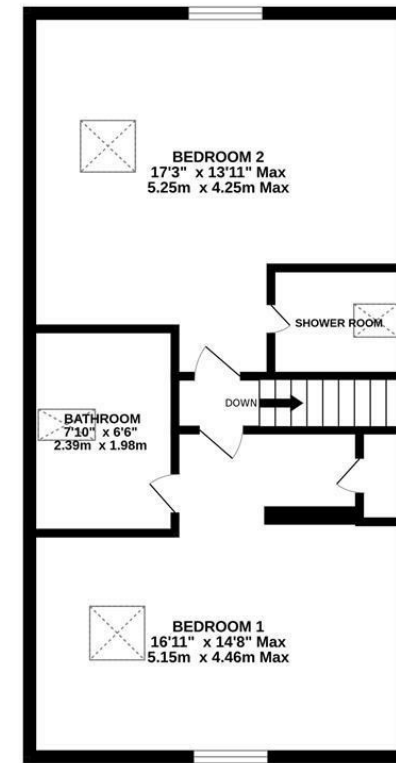




GROUND FLOOR  
1082 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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.  
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