

# Gallop View Sellack, Ross-On-Wye



ROSCOE ROGERS KNIGHT  
*Town and country properties*





ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## Gallop View Sellack, Ross-On-Wye

This immaculately presented four-bedroom bungalow occupies an elevated position with countryside views in the heart of the sought-after hamlet. Offering bright, airy and versatile accommodation throughout with a wealth of quality fixtures and fittings. Beautifully landscaped gardens, a private driveway and detached single garage.

### Asking price of £695,000 Freehold

The property is traditionally constructed with a painted rendered exterior and inset mainly triple glazed windows and doors set under pitched tiled roofs. Internal features include low voltage downlighters, moulded skirting boards and architraves, contemporary style radiators, wooden panelled and part glazed doors and a combination of engineered oak, ceramic tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout. Alternative LPG plumbing is available for installing gas oven/hob if required.

**The main entrance to the property is through a vertically boarded wooden door with glazed side panels into:**

#### **ENTRANCE HALLWAY:**

"U-shaped." Door into linen cupboard with full height wooden slatted shelving. Roof access hatch. Doors into the following:

#### **DINING ROOM: 3.82m x 4.22m (12'6" x 13'10")**

Dual aspect windows to front and side with garden and countryside views. Feature brick fireplace housing LPG gas fire with mantel over. Two exposed beams.

#### **KITCHEN: 3.11m x 4.85m (10'2" x 15'11")**

Two windows to back. A beautifully fitted contemporary kitchen with laminate work tops along three sides with tiled splashback surrounds, inset ceramic sink and four ring induction hob with modern Hotpoint extraction hood over. A range of high gloss cupboards and drawers set under with integrated dishwasher. Complementary wall mounted cabinets and a tall unit housing oven and grill. Door into:

#### **UTILITY ROOM: 3.11m x 1.72m (10'2" x 5'8")**

Windows to back and side and external door out to garden. Worktop along one wall with space and plumbing for washing machine and tumble dryer. Space for American style fridge/freezer. Floor mounted Worcester oil boiler.

**BEDROOM THREE: 3.10m x 3.36m (10'2" x 11'0")**

Window to back with paddock views.

**BEDROOM FOUR/OFFICE: 2.52m x 3.13m (8'3" x 10'3")**

Window to front with countryside views.

**FAMILY BATHROOM:**

Two windows to front. A white suite comprising a low-level WC, pedestal wash basin, free standing roll top bath with central mixer tap and fully tiled corner shower enclosure with mixer valve and head on adjustable chrome rail. Sectional radiator.

**BEDROOM ONE: 4.62m reducing to 3.59m x 3.58m (15'2" reducing to 11'9" x 11'9")**

Window to back. Door into:

**EN-SUITE SHOWER ROOM:**

Frosted window to back. A white suite comprising a low-level WC, vanity unit with floating wash basin and fully tiled corner shower enclosure with rain shower head and separate handheld attachment.

**BEDROOM TWO: 3.60m x 3.72m (11'10" x 12'2")**

Window to side. Feature wooden panelling to dado height.

**LIVING ROOM: 3.59m x 5.05m (11'9" x 16'7")**

An incredibly bright principal reception room with window to side and French doors to front with matching side panels leading to an elevated seating area, taking full advantage of the rural views.

**OUTSIDE:**

The property is approached via a tarmacadam driveway leading to a parking/turning area and supplying access to:

**SINGLE DETACHED GARAGE:**

Matching construction with a concrete base, external door to side, up and over garage door to front all set under a pitched tiled roof.

Stone steps ascend to a spacious lawn, featuring a mature pond and water feature surrounded by lush, well-stocked herbaceous borders. In the corner, a raised seating area with a feature pergola offers stunning views of the surrounding countryside as well as a further sun terrace creating an ideal place for alfresco dining and entertaining. A paved pathway wraps around the perimeter of the property with ample space for outbuildings and garden storage. Set to the side is a further lawned and gravelled area, with a variety of interspaced mature trees.

**SERVICES:**

Mains electric and water. Oil fired central heating system and private drainage. Council Tax Band E. EPC Rating D.

**AGENTS NOTE:**

Planning permission is in place for a side extension and garage conversion. Planning application number DS082045/F. The paddock behind the property is not included in the sale.

**DIRECTIONS:**

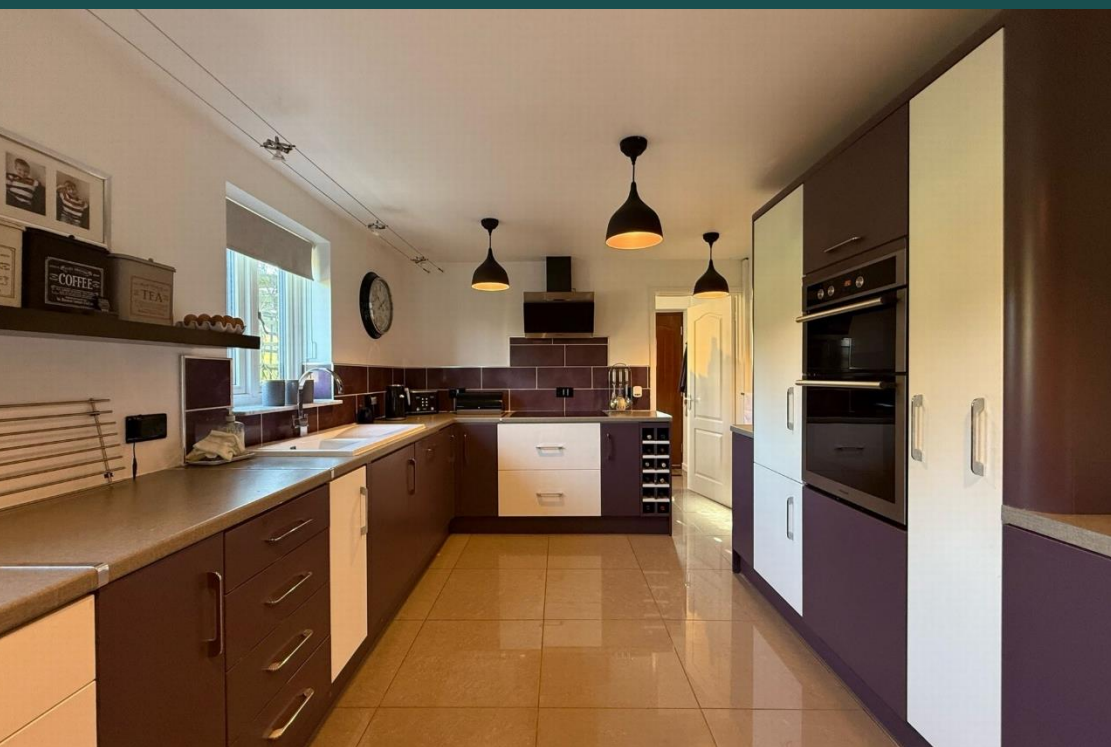
From Wilton roundabout Ross-On-Wye, take the A49 towards Hereford. Continue straight until you reach a turning on the right, at the Red Lion Pub, signposted to Sellack. Stay on this road until the road forks (at the pond), take a left. At the top of the hill turn first left and Gallop View can be found after a short distance on the right-hand side. [what3words:///wizard.trump.ripen](http://what3words:///wizard.trump.ripen)

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

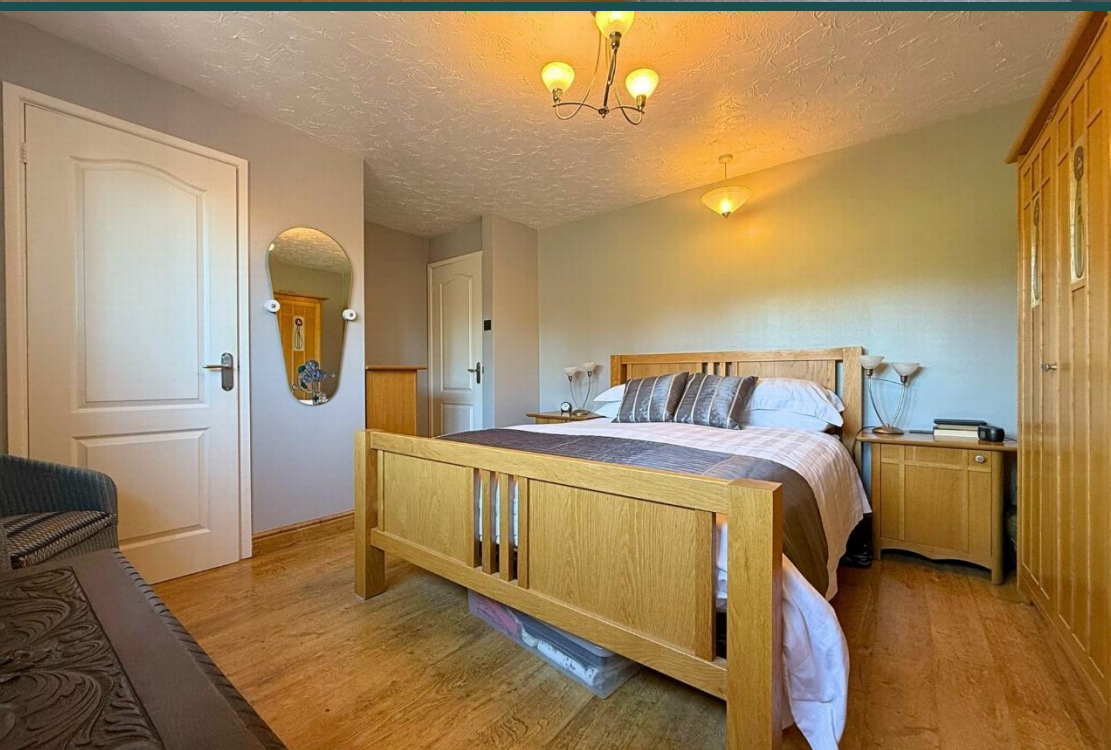
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



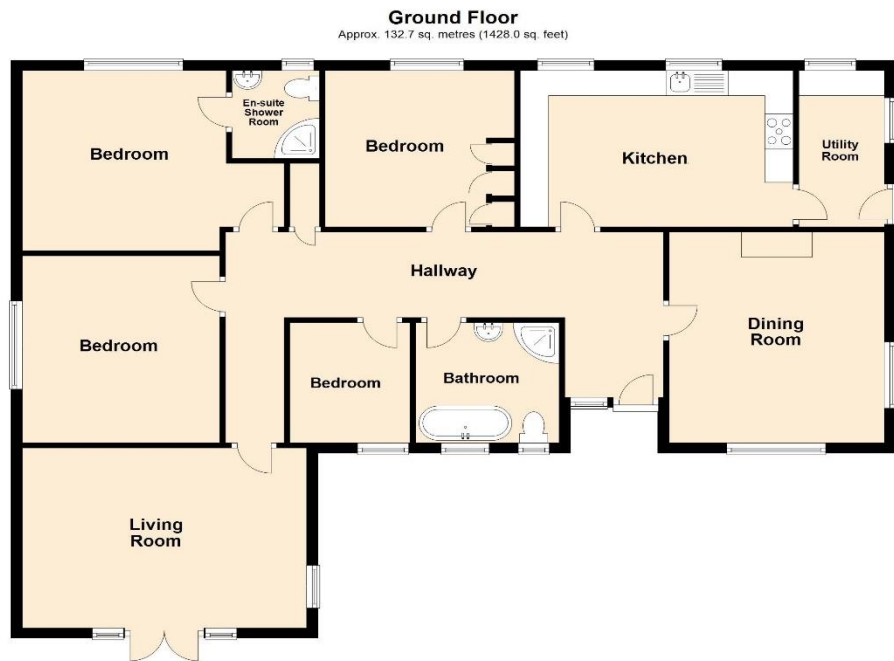




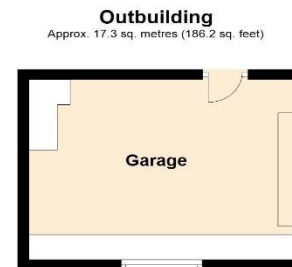




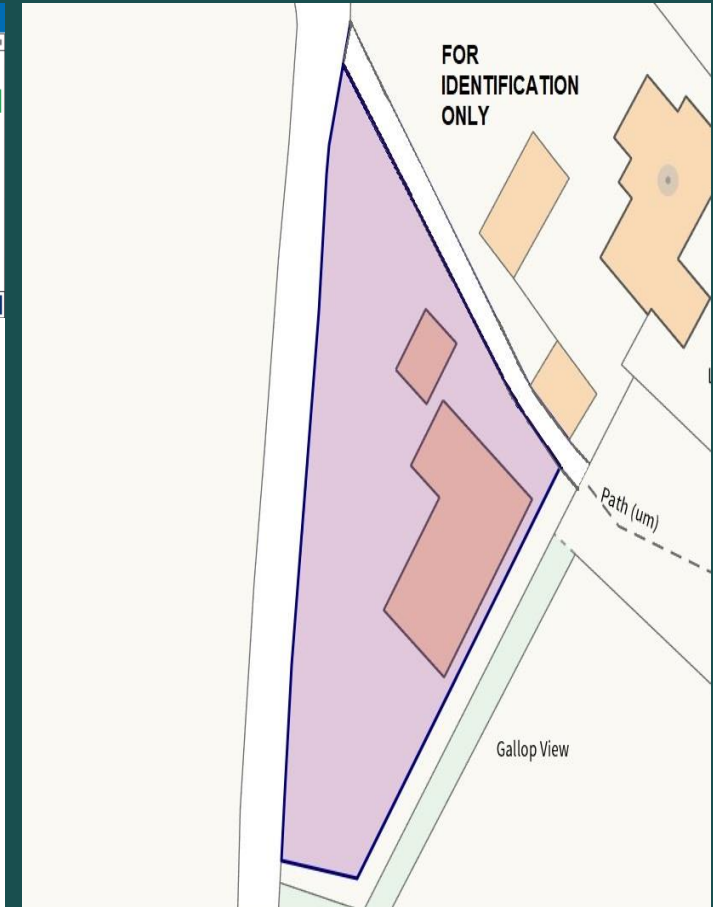




Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100)	A		90	
(81-91)	B			
(69-80)	C		62	
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		



Total area: approx. 150.0 sq. metres (1614.2 sq. feet)



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)