



## 1 Old Dry Arch Cottages

Marstow, Ross-On-Wye, Herefordshire, HR9 6EQ

£599,950

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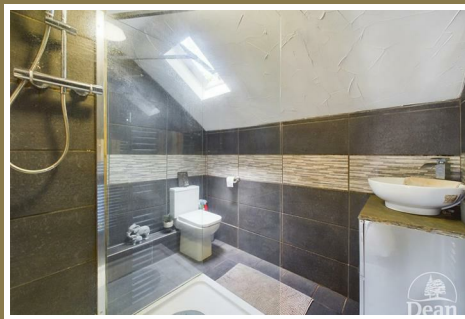


\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*OFFERS INVITED\*\*\* Dean Estate Agents are excited to present to the market this unique, enchanting property with ample versatility.

The main property is a detached cottage with an open plan lounge and dining room creating a fantastic family space. The cosy space benefits from a woodburning stove set within a red brick fireplace and French doors which open out to the garden. There is also a recently refurbished kitchen with modern units and tiled flooring, beautifully fitted downstairs shower room with a walk-in shower cubicle and wraparound conservatory which works well as a utility/laundry room. On the first floor, there are three double bedrooms, the master bedroom offering fitted wardrobes and countryside views. Outside there is another fully insulated detached room which is being used as an extra bedroom at the moment but could be a studio, office or gym.

There is a detached bungalow on the property which can be used as extra accommodation, an annexe or a holiday let (subject to the correct planning consents), this accommodation comprises of a lounge, kitchen, a double bedroom and a bathroom.

The property is accessed via gates and there is ample parking at the property for multiple vehicles. The plot itself is approximately an acre with a large courtyard area to the front of the property with lots of space for seating perfect to enjoy the sunshine. There is also plenty of outbuildings for storage.



Approached via a UPVC double glazed front door into:

#### Entrance Hallway:

UPVC double glazed front door, UPVC double glazed window, stairs to the lounge, lighting.

#### Lounge/Dining Room:

Exposed brick fire place with a woodburner, UPVC double glazed window, a double panelled radiator, the mains consumer unit, stairs to the first floor landing, power and lighting, exposed beams, UPVC French doors to the garden.

#### Kitchen:

A newly fitted kitchen with a range of base, wall and drawer units, an integrated dishwasher, an induction hob, an extractor hood, sink with drainer unit, UPVC double glazed window, Cooke and Lewis oven, an integrated fridge/freezer, lighting, doors to the conservatory.

#### First Floor Landing:

UPVC double glazed window, loft access, power and lighting

#### Bedroom One:

A double panelled radiator, UPVC double glazed window, power and lighting.

#### Bedroom Two:

UPVC double glazed windows, a double panelled radiator, power and lighting.

#### Bedroom Three:

A double panelled radiator, UPVC double glazed window, power and lighting.

#### Downstairs Shower Room:

Tiled walls and flooring, a walk in shower cubicle with glass screens and mains powered shower, heated towel rail, a vanity sink unit, W.C.

#### Conservatory/Utility Room:

A double panelled radiator, power and lighting, UPVC double glazed windows all around, space and plumbing for a washing machine, double doors to the courtyard.

#### Bedroom Four/Studio:

Storage cupboards, two velux windows, windows to side and front, a double panelled radiator power and lighting.

### Detached One Bedroom Bungalow

Approached via a UPVC double glazed front door into:

#### Entrance Hallway:

UPVC double glazed front door, loft access, plumbing for a washing machine, power and lighting.

#### Lounge:

Mains consumer unit, UPVC double glazed patio doors, power and lighting.

#### Kitchen:

A range of base and drawer units, stainless steel sink with drainer unit, UPVC double glazed window to rear and side, plumbing for a dishwasher, space for s fridge/freezer, an integrated oven, an electric hob, an extractor hood, power and lighting.

#### Bedroom:

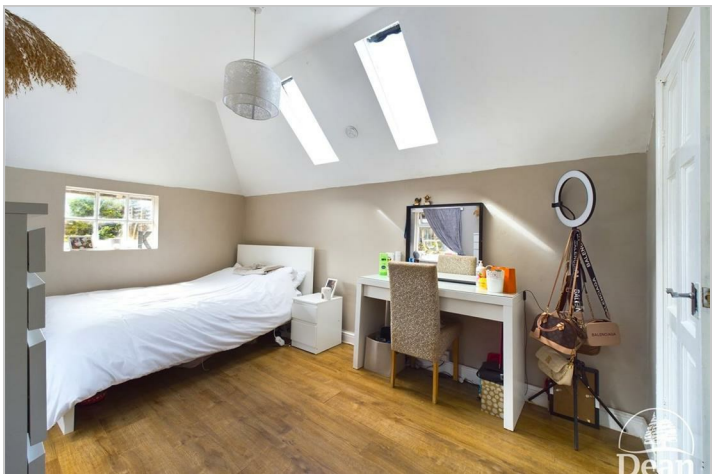
UPVC double glazed patio doors, UPVC double glazed window, power and lighting, TV point.

#### Bathroom:

White panelled bath, a pedestal sink, W.C., lighting.

#### Outside:

The property is accessed via wooden gates onto a hard standing area with ample parking for multiple vehicles. There are plenty of outbuildings for storage. The property is accessed via a footbridge over a road, this then opens up to a large courtyard where the properties are situated, the area is mainly hard standing with space for seating outside the properties, there is a decking area outside the main cottage and steps up leading to the bungalow.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

**Approximate total area<sup>(1)</sup>**

1621.06 ft<sup>2</sup>  
150.60 m<sup>2</sup>

**Reduced headroom**

27.98 ft<sup>2</sup>  
2.60 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

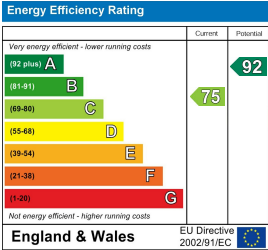
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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