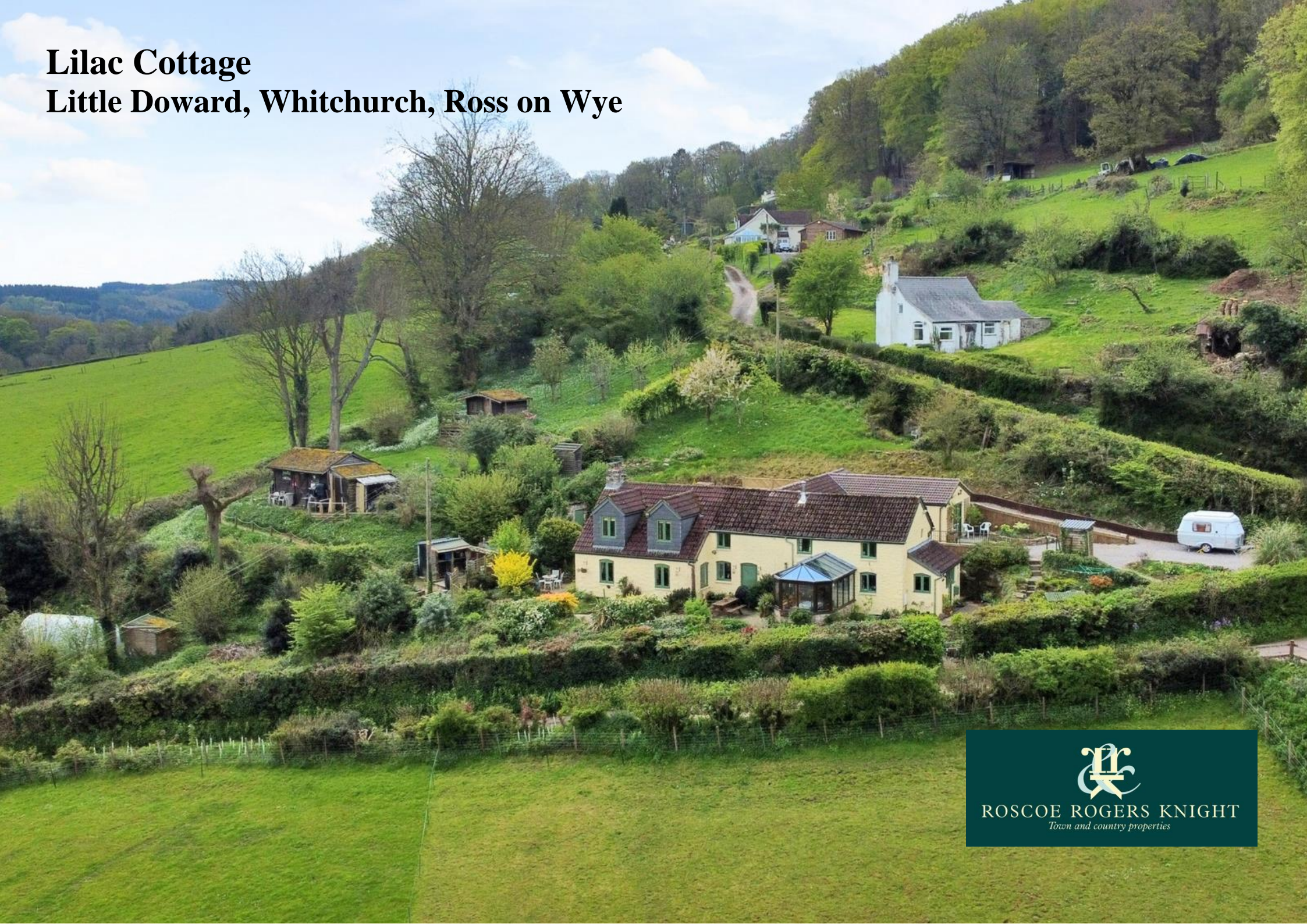


Lilac Cottage

Little Doward, Whitchurch, Ross on Wye



ROSCOE ROGERS KNIGHT
Town and country properties



Lilac Cottage

Little Doward, Whitchurch, Ross on Wye

Occupying an elevated rural position in the popular village, is this charming and sympathetically extended four-bedroom detached stone cottage and recently constructed adjoining annexe. Specially adapted for disabled access, offering versatile and accessible accommodation over two floors with a wealth of beautifully handcrafted fixtures and finishes throughout. Set in approximately 1.5 acres of gardens and woodland with enviable far reaching countryside views. Private driveway, external office and ample parking.

A combination of the original stone and more recent cavity walled construction, painted rendered exterior and inset double glazed wooden framed and uPVC windows and doors set under pitched tiled roofs. Internal features include exposed beams and stone work, beautifully created bespoke joinery, handcrafted ledged and braced doors with Suffolk latches, feature woodburning stoves, low voltage downlighters and a combination of wooden and ceramic tiled flooring. An air source heat pump and solar panels supply domestic hot water and heating to radiators throughout.

The main entrance to the property is from the driveway, down stone steps or alternative graded path and through a wooden panelled door with viewing panel into:

UTILITY ROOM: 3.71m x 1.53m (12'2" x 5'0") (Aprox)

Windows to side and front elevations and internal window to back. Bespoke wooden work surface along one wall with space and plumbing for washing machine/tumble dryer. Three integrated cupboards with shelving and storage. Recess for fridge/freezer. Door into:



KITCHEN/DINING ROOM: 3.59m x 3.55m (11'9" x 11'8") extending to 6.74m (22'1")

Two windows to the side elevation with stunning surrounding countryside and garden views. Beautifully hand-crafted butchers block work surfaces along three sides with inset one and half bowl ceramic sink and "AEG" four ring electric induction hob with feature tiled splashback and concealed circulating fan over. A range of bespoke cupboards and drawers set under with space and plumbing for dishwasher. Complimentary shelving and tall unit housing "NEFF" oven. Integrated larder cupboard. Feature woodburning stove with tall chimney flu set on a cut stone hearth. Recess with remote controlled lift to the first-floor landing. Pair of part glazed doors into:



GARDEN ROOM: 2.90m x 3.63m (9'6" x 11'11")

Timber framed with wooden boarded low-level wall and glazing to three sides providing extensive view. Atrium roof pair of external doors to side accessing courtyard and gardens.

From kitchen door into:

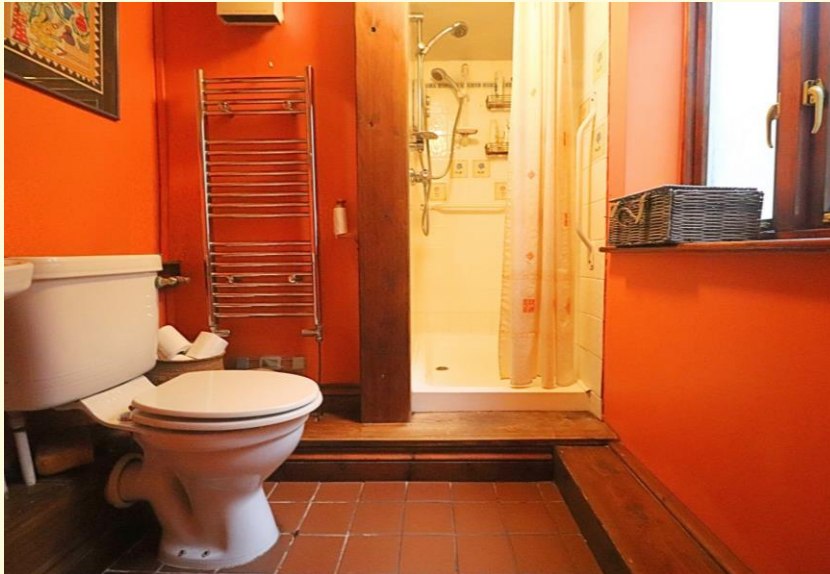
INNER HALLWAY:

Window and external door to side elevation out to courtyard garden. Exposed stone wall housing original bread oven and recessed shelving to the side. Beautifully hand-crafted turning staircase with turned newel posts and wooden balustrading up to first floor landing. Doors into the following:



SHOWER ROOM:

Frosted window to side. White suite comprising a low-level W.C, wall mounted wash basin and recessed fully tiled shower enclosure with mixer valve and head on adjustable chrome rail and an additional electric shower. Chrome ladder style radiator. Extraction fan at high level.



LIVING ROOM: 6.46m x 5.56m (21'2" x 18'3") Max

An impressively sized principal reception room with windows to back and side elevations taking full advantage of the enviable surrounding countryside and garden views. French door accessing courtyard garden. Feature stone inglenook fireplace housing woodburning stove set on a cut stone hearth with oak mantel.



FIRST FLOOR LANDING:

A spacious central landing area with Velux skylight and dual aspect window to back and front elevations with far reaching views towards the Malvern Mountains. Airing cupboard housing water cylinder and underfloor heating ports. Doors into:



BEDROOM THREE: 3.27m x 3.71m (10'9" x 12'2")

Vaulted ceiling with windows to front and side elevation.

SHOWER ROOM:

Window to side elevation. Contemporary suite comprising a low-level W.C, pedestal wash basin and tile effect shower enclosure with mixer valve and head on adjustable chrome rail. Tiling at dado height to two walls. Chrome ladder style radiator. Two integrated storage cupboards with wooden slatted shelving and ample storage.

BEDROOM FOUR: 4.11m x 2.36m (13'6" x 7'9")

Vaulted ceiling with window to side elevation with countryside views. Roof access hatch and under eaves storage.

BEDROOM ONE: 4.50m x 5.37m (into eaves) (14'9" x 17'7") Max

Vaulted ceiling with dual aspect window to side and back elevations with views of the surrounding pastureland and countryside. Under eaves storage cupboards.



STUDIO BEDROOM EN-SUITE: 9.71m x 4.29m (31'10" x 14'1") opening to 6.01m (19'9")

A generously sized and recently completed living quarters with underfloor heating and potential to be entirely self-contained, ideal for multi-generational living. Two Velux skylights, windows to side and back elevations and two sets of French doors to the front and back providing level access to front parking area and private rear garden. Recessed wet room with vinyl flooring, shower head on adjustable rail and inset washbasin set on a laminate work surface. Roof access hatch and ladder style radiator.



OUTSIDE:

Lilac Cottage is accessed from the gravelled driveway leading to an expansive parking area with space for multiple vehicles. The front garden has been creatively designed to allow easy access to the property to both floors via paved pathways and stone steps with shaped and well stocked herbaceous borders. The pathway wraps around three sides of the cottage with complimentary extensive sun terraces, ideal for alfresco dining and taking full advantage of the panoramic countryside views. Set on the side, approximately half an acre of enclosed gently sloping garden featuring a well-established fruit orchard. A stone pathway leads to an elevated lawn with far reaching views towards the Malvern mountains and adjoining pastureland. Door into:



OUTDOOR OFFICE: 2.30m x 3.55m (7'7" x 11'8")

Insulated with a wooden insulated construction with matching base, windows to front and side elevations under a pitched roof. A range of fitted shelving along three sides. Power, light and internet connection.

Another interconnecting pathway with wooden posts and a roped handrail access:

WORKSHOP: 3.41m x 5.31m (11'2" x 17'5")

An incredibly handy and spacious work space with a wooden insulated construction, matching base and windows to front and side elevation under a corrugated roof. A range of work surfaces and fitted shelving. Two substantial attached storage bays to the side. Power, light and internet connection.

At the bottom of the garden is a flat area with a wooden shed, polytunnel and secondary gate leading to a further parking area with space for two vehicles. Set behind the cottage is large parcel of mature woodland which measures approximately 0.84 acres with its own vehicular access, parking and potential to build subject to the necessary planning permissions.

SERVICES:

Mains water and electric (Also supplied by solar electric and solar water panels.) Air source heat pump and private drainage. Council Tax Band D. EPC Rating C.

DIRECTIONS:

From Monmouth take the A40 towards Ross-on-Wye. After approximately 2.2 miles take the left turning signposted Ganarew. Follow this road for approximately 0.5 miles and turn left at the T junction passing Little Doward wood. After a short distance at Crockers-Ash turn right signposted The Doward & The Biblins. Continue up the lane for 0.3 miles baring right where the road forks and Lilac Cottage can be found on the left hand side at the Y junction.

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.

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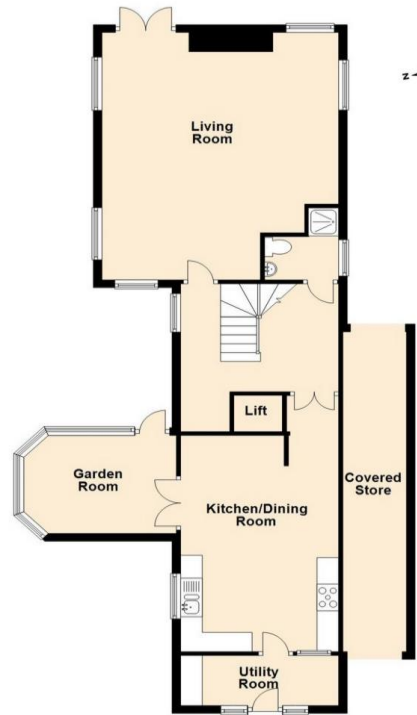
Asking price of £710,000



Francline Properties Ltd t/a Roscoe, Rogers & Knight
Company Reg. No 3124596



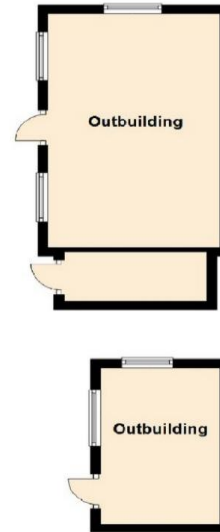




Ground Floor
Approx. 97.6 sq. metres (1050.0 sq. feet)



First Floor
Approx. 153.1 sq. metres (1647.5 sq. feet)



Total area: approx. 250.6 sq. metres (2697.6 sq. feet)

FOR IDENTIFICATION ONLY

Map showing the location of Lilac Cottage (highlighted in orange) within a larger property boundary (blue outline). The map includes a green area representing a garden or field and a road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

