



BROMSASH

Guide price **£200,000**



CROSSWAYS

Bromsash, Ross-on-Wye, Herefordshire HR9 7PR



Charming Two Bedroom Cottage
Triple Glazed Windows
Highly Desirable Village Location

A two bedroom cottage, being an ideal holiday let or first time buy, boasting character throughout, having triple glazed windows and being situated in the highly desirable village of Bromsash; with beautiful countryside walks on the doorstep.

This two bedroom characterful cottage, dating back to the 1800's is situated in the popular and highly desirable village of Bromsash, nestling between the villages of Linton and Weston-under-Penyard and offering accessible beautiful walks in the countryside. The property is within the catchment for Gorsley Goffs primary school. Weston-under-Penyard offers a church, Village Hall, public house and primary school, Lea, just a mile and a half away has a village store, church, garage and primary school. South Herefordshire Golf Club and Ross-on-Wye Golf Club are within 2 miles.

The pretty nearby market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

An entrance porch gives access into the living room. This is a cosy space featuring a charming wood-burning stove adorned with a brick surround and a sturdy hardwood mantel; natural light streams in through the triple glazed window offering a view of the front aspect. One can also find storage either side of the alcoves of the fireplace.

The living room opens into the dining room, which has the staircase leading to the first floor and benefits another triple glazed window, this time overlooking the side aspect, and door into understairs storage. A doorway leads to a hallway, which in turn provides access to the shower room and kitchen.

The bathroom is equipped with a low-level WC, pedestal wash basin, and a large shower cubicle, there is a ceiling skylight.

The kitchen has a range of wall and base units for storage. It offers space for a cooker, plumbing for a washing machine, and ample room for a fridge/freezer. The sink drainer unit has splash-back tiling. There is a breakfast bar with stools underneath which complements this room.

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KEY FEATURES

- Two Bedroom Charming Cottage
- Character Features Throughout
- Off-Road Parking
- Triple Glazed Windows
- Ideal Holiday Let/First Time Buy
- Highly Desirable Village Location



Ascending to the first floor via a split landing, you will find doors into two bedrooms.

Bedroom one has a triple glazed window overlooking the front aspect, along with ample space for wardrobes.

Bedroom two also has a triple glazed window providing delightful views of the countryside.

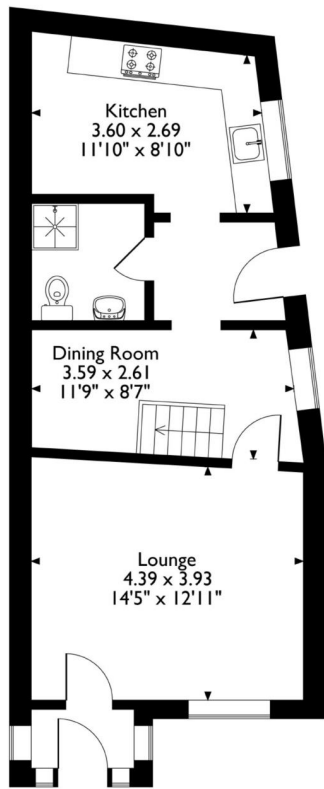


STEP OUTSIDE

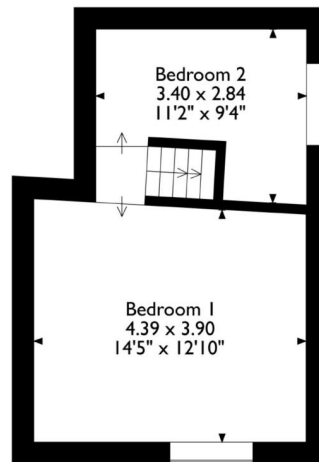
There is a parking space for a small vehicle to one side and a courtyard around the perimeter of the cottage with low stone wall surround.



Approximate Gross Internal Area
76 Sq M/820 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

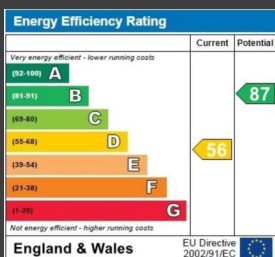
DIRECTIONS

Leave Ross-on-Wye via the A40 Gloucester Road, passing through Hildersley. Before reaching Weston Under Penyard, take the left-hand turn into Springetts Lane and continue along, at the junction continue straight over and stay on this road until reaching the crossroads in the centre of Bromsash Village where the property can be found in front of you via our for sale board.



INFORMATION

Postcode: HR9 7PR
Tenure: Freehold
Tax Band: C
Heating: Oil
Drainage: Private
EPC: D



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