



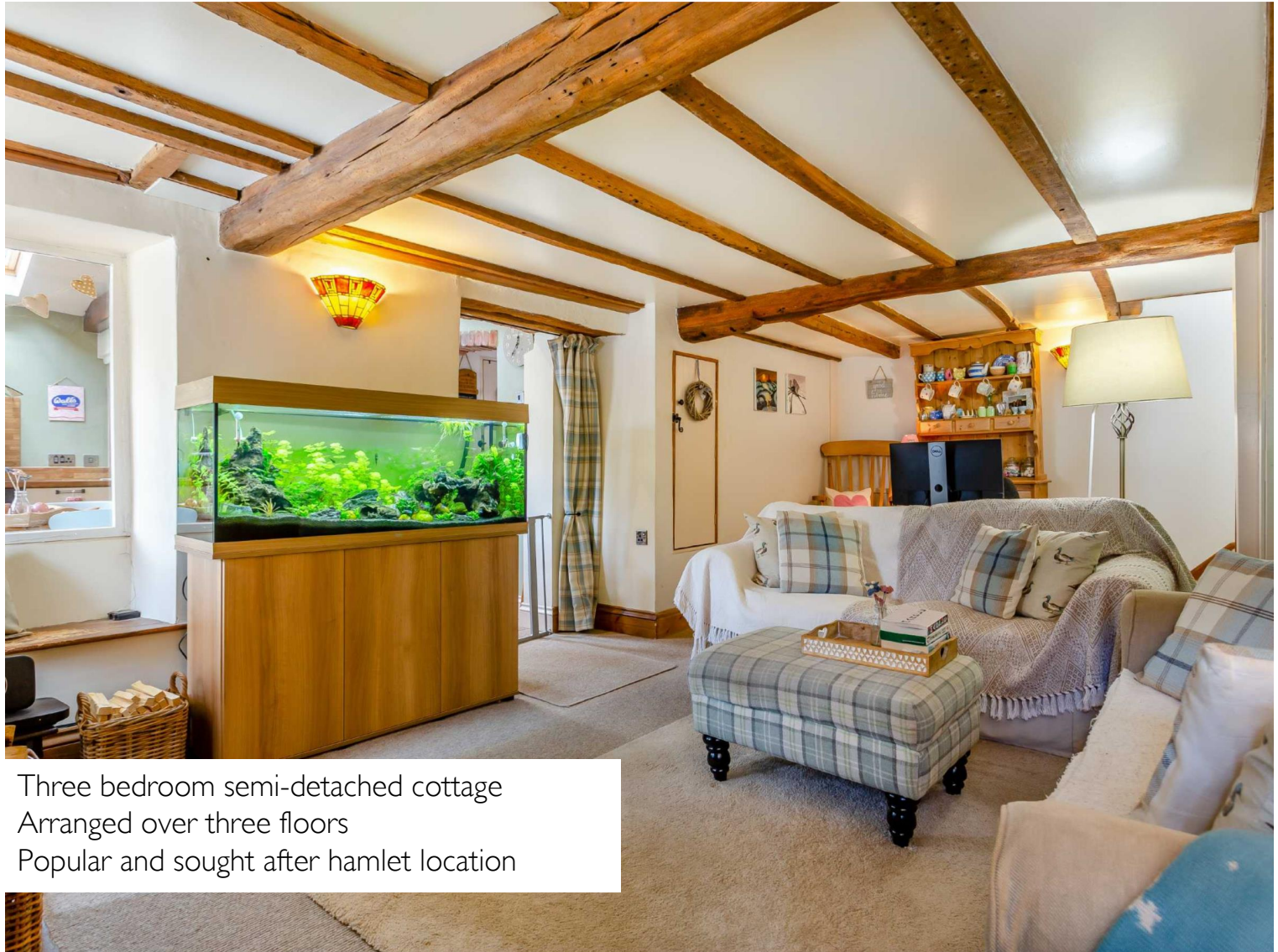
COUGHTON

Guide price **£325,000**



THE OLD GRANARY

Coughton, Ross-on-Wye, Herefordshire HR9 5SE



Three bedroom semi-detached cottage
Arranged over three floors
Popular and sought after hamlet location

A three bedroom semi-detached, picturesque cottage, situated in the heart of Coughton, close to Ross-on-Wye.

Coughton lies within the parish of Walford where there is an extremely popular Primary School, Gastro Public House, Church and Village Hall.

The nearby pretty 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.



Guide price
£325,000



KEY FEATURES

- Three bedroom semi-detached cottage
- Arranged over three floors
- Popular and sought after hamlet location
- Close to countryside walks
- Character features throughout
- Off road parking, mature gardens



STEP INSIDE



The front door leads into the kitchen/breakfast room, which boasts Velux windows along the side that fill the space with plenty of natural light. Inside, you'll find charming exposed brick niches and a window connecting to the sitting room.

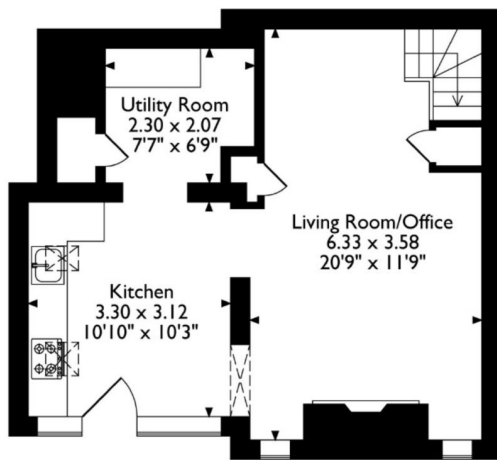
The kitchen features an appealing array of cream Shaker-style cabinets with pewter handles and oak block countertops, complemented by a fitted ceramic sink and under-cabinet lighting. It's fully equipped with integrated Hoover hob and extractor fan, a Beko oven, and a built-in dishwasher.

There is a step to the utility room, which has a range of fitted units, space for appliances and door into a pantry cupboard.

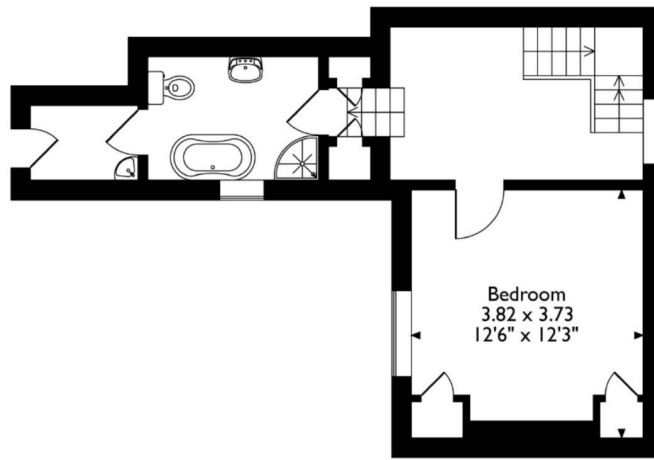
From the kitchen, an opening leads to the living room, this delightful room is bathed in natural light and offers plenty of space, showcasing its character through exposed original ceiling timbers.

The focal point is an original brick-built fireplace set on a raised flagstone hearth, complete with a recessed wood-burning stove. Additional light streams in through double-glazed windows on either side of the chimney breast.

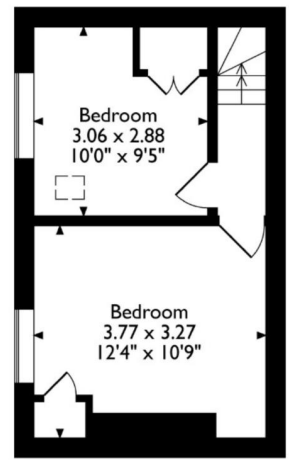
Approximate Gross Internal Area 97 Sq M/1044 Sq Ft



Ground Floor



First Floor



Second 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.

From the living room, stairs lead to the first floor landing, which gives access to the principal bedroom and bathroom. The principal bedroom is a double room, with fitted cupboards, and a window overlooking the garden.

Back to the first floor landing, a further staircase takes you to two further bedrooms, which both have views over the garden.

Step up from the landing leads to the bathroom, which is a modern suite comprising free standing bath tub, shower cubicle with mains shower, close coupled W.C. And wash hand basin, from here a door gives access into a boot room, which then has a door leading to the gardens.

STEP OUTSIDE



The property has off road parking for two vehicles, which in turn lead to the front door.

The gardens can also be accessed from here via steps, the garden is mature, having various areas to enjoy, a gravelled seating space leads to a lawned area, which offers well manicured flowers, shrubs and trees, pergola area ideal for evening entertaining.

The gardens are well enclosed by fencing surround and do have far reaching views over rolling countryside.

AGENTS NOTE:

The septic tank is shared with neighbouring property.

INFORMATION

Postcode: HR9 5SE
Tenure: Freehold
Tax Band: C
Heating: Gas LPG
Drainage: Private
EPC: E





DIRECTIONS

From Gloucester Road Follow the road and take the left turn just before the market place onto High Street. Follow onto Walford Road for around 1.7 miles then bear left before reaching the school, where you will find the property on your left hand side via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	42	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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