



## 2 Pear Tree Cottages

Ballingham, Hereford, HR2 6NN

Andrew Grant

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**2 Bedrooms 1 Bathroom 1 Reception Room**

A charming two-bedroom semi-detached converted cider mill in Ballingham, brimming with potential for modernisation and boasting breathtaking countryside views and 0.55 acres of land.

- A unique two-bedroom semi-detached converted cider mill split over three levels, full of history and character with lots of scope for personalisation.
- A large balcony on the first floor with stunning, uninterrupted views of the rolling countryside and the River Wye.
- A generous reception room with exposed beams and dual-aspect windows provides a bright and welcoming living space.
- The property sits on 0.55 acres of land, offering ample outdoor space for a variety of uses.
- Included in the sale is an outbuilding across the road, formerly the village shop, which offers versatile use as a workshop, home office, or studio.
- A secure garage provides parking or additional storage, and there is off-road parking available for multiple vehicles.
- Located in a delightful village setting with amenities nearby.

759 sq ft (70.5 sq m)





## The kitchen

The kitchen retains a nostalgic charm with its traditional wooden cabinetry and tiled walls. A large window and back door flood the space with natural light and provide access to the rear garden. With its practical layout, this room offers fantastic potential for modernisation, allowing buyers to create a stylish, contemporary kitchen that harmonises with the property's rich history





## The living room

Once part of the original cider mill, this spacious living room is full of character, featuring exposed beams and dual-aspect windows that frame spectacular countryside views. The room is flooded with natural light, making it a warm and welcoming space. A door provides direct access to the outdoor space, seamlessly connecting the indoors with the beautiful surroundings. While the décor is traditional, it offers a fantastic opportunity for personalisation, blending modern updates with the property's rustic charm.





## The primary bedroom

A bright, airy and spacious double bedroom with dual aspect windows offering breathtaking views of the surrounding countryside and River Wye. The room maintains a traditional feel but has great potential for a modern update.





## The second bedroom

Located on the second floor the second bedroom is another well proportioned double room, also with large dual aspect windows that fill the room with natural light.





## The bathroom

The bathroom is well-proportioned and conveniently located. Currently featuring a classic suite, the space offers an excellent opportunity for an upgrade, allowing buyers to create a stylish and contemporary bathroom that complements the home's character.



## The garden and balcony

Extending to approximately 0.55 acres, the garden is a standout feature of this property, offering an idyllic setting for relaxation, gardening, or outdoor activities. Surrounded by rolling countryside, it provides ample space, making it perfect for those looking to embrace country living. One of the home's most impressive features is its spacious balcony, which offers panoramic views of the stunning landscape. Accessible from the first floor, it is the perfect spot for morning coffee or evening sunsets.





## Location

Ballingham is a delightful rural village set in the heart of Herefordshire's picturesque countryside. As part of the scenic Wye Valley, it offers a peaceful lifestyle with an abundance of walking routes, wildlife, and unspoiled natural beauty.

Despite its tranquil setting, Ballingham is well-connected. The market town of Ross-on-Wye is within easy reach, offering a range of independent shops, cafés, and restaurants. Hereford, approximately 9 miles away, provides further amenities, including supermarkets, schools, healthcare facilities, and a railway station. The M50 motorway is also accessible, connecting to the M5 for wider travel.

This charming former cider mill presents a rare opportunity to own a home steeped in history, with stunning views and enormous potential to modernise and create a truly exceptional countryside retreat.

## Agent note

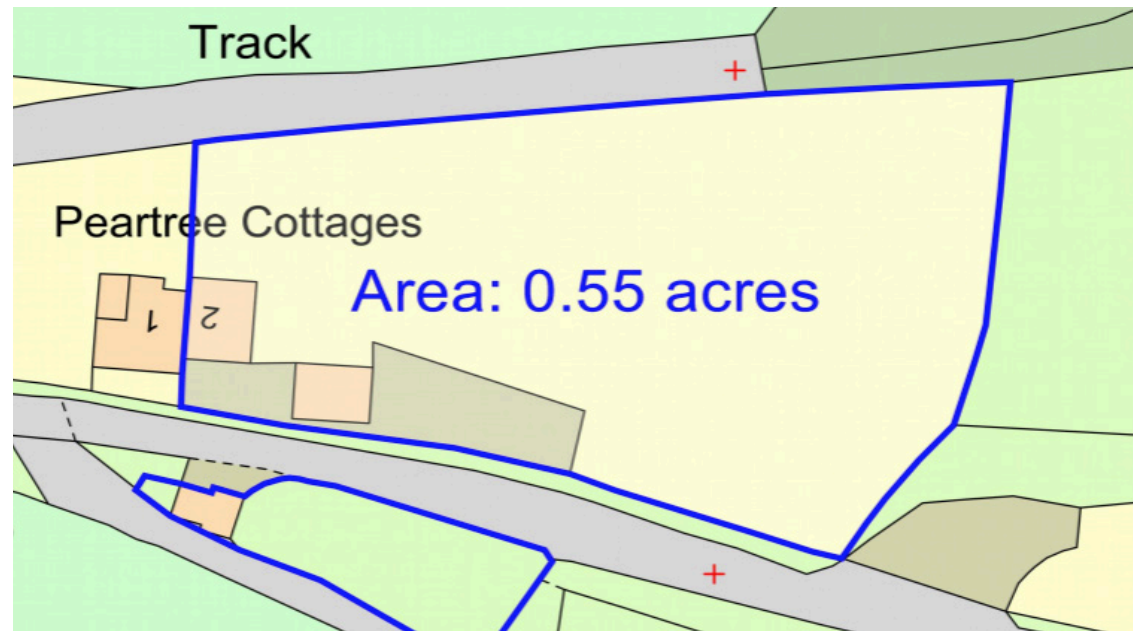
Across the road from the main property is an outbuilding and a plot of land which is also included in the sale.

## Services

The property benefits from a septic tank, mains electricity and mains water.

## Council Tax

The Council Tax banding for this property is **Band C**



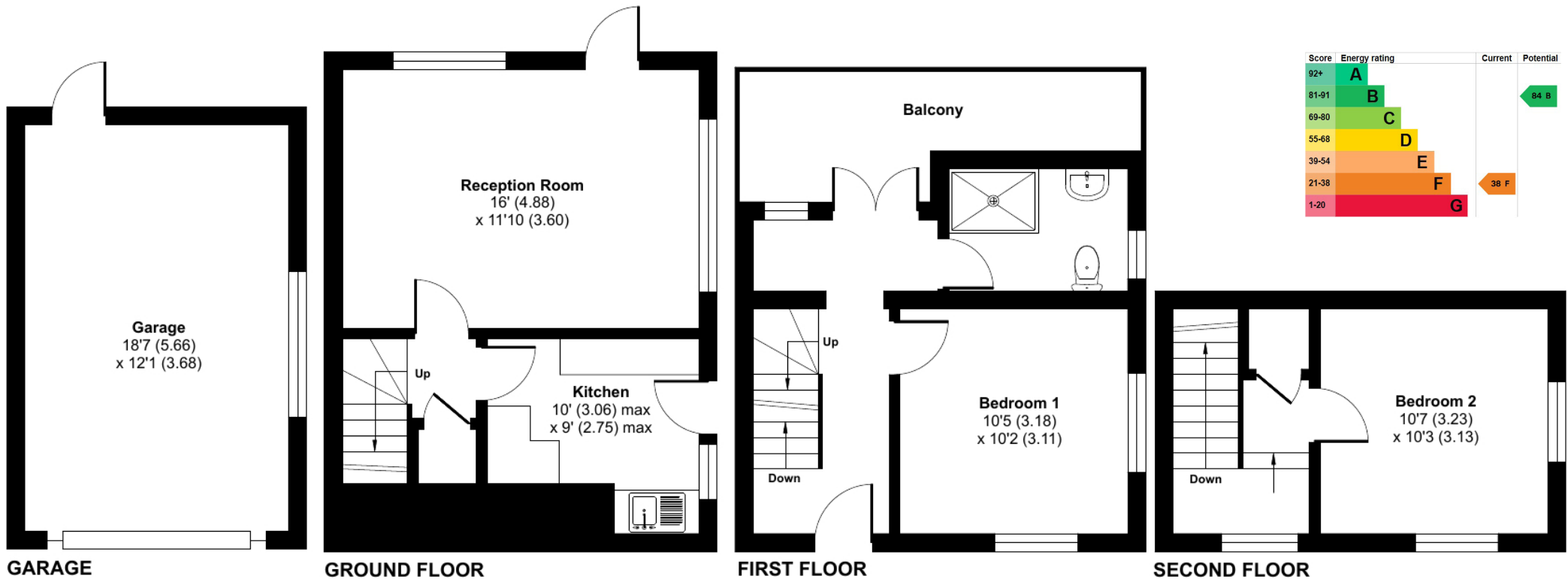
# Pear Tree, Ballingham, Hereford, HR2

Approximate Area = 759 sq ft / 70.5 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 983 sq ft / 91.3 sq m

For identification only - Not to scale



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