



Rosemay Cottage, Woonton with 1.25 acre plot, HR3 6QH  
Price £595,000

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# Rosemay Cottage

## Woonton with 1.25 acre plot

Detached grade II black and white cottage occupying a 1.25 acre plot with various outbuildings. Rural location surrounded by fields offering a real countryside lifestyle. Offered for sale chain free. Highly recommended.

- DETACHED BLACK AND WHITE COTTAGE
- 1.25 ACRE PLOT
- RURAL LOCATION
- NO THROUGH TRAFFIC
- VARIOUS OUTBUILDINGS
- GRAPE VINES
- FABULOUS COUNTRYSIDE LOCATION

### Material Information

**Price** £595,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

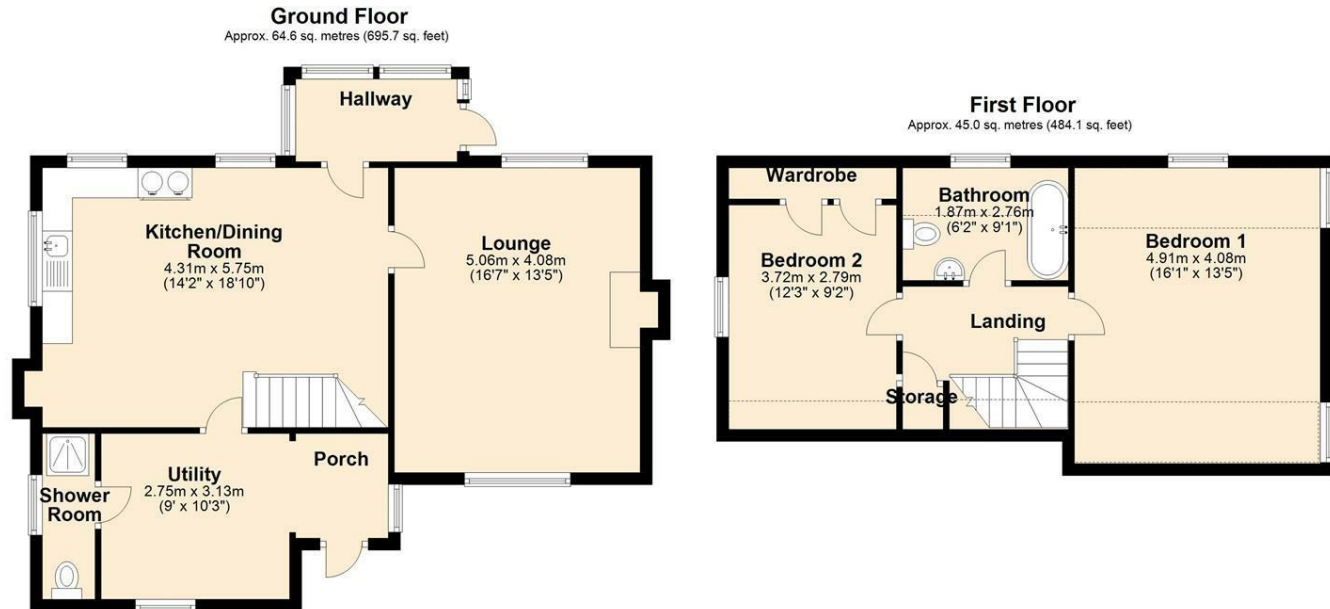
**Council Tax:** D

**EPC:** E (40)

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 109.6 sq. metres (1179.8 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

Attractive black and white detached cottage situated in a fabulous rural location and occupying a 1.25 acre plot surrounded by fields. Offered for sale with the added benefit of having no vendor chain involved. Various outbuildings and grape vines within the plot. Superb opportunity to purchase in a super countryside location

## Property Description

Accessed via the hallway at the front with single glazed windows overlooking the private front garden. From the hallway there is the large dining kitchen with windows to the side and front. The kitchen benefits from an electric Aga, Belfast sink and a wood-burning stove. Off the kitchen is the lounge with windows to the front and rear, as well as an inglenook fireplace housing another wood-burning stove. Also off the kitchen there is a utility room with Belfast sink and window looking out towards the surrounding grazing land with a door leading to the large rear courtyard, office and outbuildings. A WC and useful shower room with enclosed shower is adjacent to the utility room. The first floor landing has a window to the rear and a cupboard which houses the immersion tank. Bedroom 1 benefits from dual aspect light via a window to the front overlooking the front garden and two feature windows to the side looking out across the garden and plot. Heated via Dimplex storage radiator installed January 2020. Off the landing is the bathroom fitted with a roll top bath, WC and wash hand basin. Window to the front. Bedroom 2 has built in storage cupboards and a window with countryside views including the grazing land of the neighbouring property.

## Outbuildings

The property benefits from various useful outbuildings with power in all and plumbing in some.

## Carport and parking

The property benefits from an abundance of parking for several vehicles including a single carport.

## Gardens

Complimenting this pretty cottage is the 1.25 acre plot comprising various sections which are ideal for entertaining and enjoying the surrounding countryside. Part of the plot is occupied by grapevines which can produce a generous selection of fruit. There are several areas to sit and enjoy the gardens including a summer house and pergola which offers privacy and tranquility.

## Council Tax

Herefordshire Council Band D

## Tenure

Freehold

## Location

Located in the centre of the rural North West Herefordshire hamlet of Woonton. Local facilities are available in the nearby villages of Almeley, Eardisley and Weobley to include a shop, public houses, restaurants, beauty salon, primary and secondary schooling and church. More extensive amenities are available in the market town of Kington 6 miles, Leominster 12 miles, Eardisley 3 miles and Cathedral City of Hereford 15 miles.

## Agents note

The property has previously obtained planning permission for a two storey extension. Planning application number N102020/L Herefordshire Council. The plans are included in the sale.

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## DIRECTIONS

From Leominster proceed on the A44 to Rhayader before continuing on the A4112 towards Hay On Wye, upon reaching Sarnesfield turn right at the crossroads proceeding to the hamlet of Woonton, turn left signposted for Almeley. Turn left onto Logaston Road and take the next left up the track and the property is at the top on the left. Copy and paste 52 09 27.1N 2 56 57.7W into maps for exact location

