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GOODWIN

THE PROPERTY PROFESSIONALS

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**A BEAUTIFULLY REFURBISHED FOUR BEDROOM DETACHED HOUSE IN A WELL SERVED VILLAGE, OUTSTANDING ACCOMMODATION, RECENTLY INSTALLED TRIPLE GLAZING, FORMER WHEELWRIGHTS SHED, SECLUDED GARDEN AND PARKING.**

**EPC E**

**Stowe House - Guide Price £564,950**

Peterstow, Ross-on-wye, Herefordshire, HR9 6LF

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# Stowe House

## Location & Description

The village of Peterstow lies astride the A49 Ross to Hereford Road, some 3 miles west of the market and tourist town of Ross-on-Wye. The village is sought after for a number of reasons. In the centre of the village is a large grassy Common, open to all, with a scattering of mature and younger deciduous trees. Many village activities take place during the course of the year on this Common and dog walkers will frequently stop and talk or sit on one of the benches and gaze out across the rolling Herefordshire countryside. Just a few paces away from the Common is the busy village shop, Post Office and Off Licence, whilst on the opposite side of the road is a bus stop with regular services to Ross, Hereford and Gloucester. There are two pubs, the Yew Tree and the Red Lion Inn, both locally owned, and much loved by the community. Ancient St Peters Church was transformed some 15 years ago to be both a church and multifunctional space, and is now used also as a village hall. A lovely friendly village which also has excellent access to the M50 motorway/A40 dual carriageway

## Property Description

### LOCATION

Peterstow is a sought after village, partly because of its large central village Common, but partly because of the wealth of amenities which are becoming increasingly difficult to find in villages. These include a shop, post office and off licence, two excellent pubs, both locally owned and run, Church/Village Hall, bus stop and some wonderful walks. The A49 and associated roads enable excellent access to Hereford and Abergavenny, Monmouth and Ledbury, whilst the M50 motorway/A40 dual carriage way gives first class access to the nations motorways.

### DESCRIPTION

Stowe House comprises a handsome, detached house of sandstone construction under a double pitched and hipped slate roof, and lies at the extreme northern end of the unspoilt common in the heart of Peterstow Village, some three miles west of the market and tourist town of Ross-on-Wye.

Formerly the residence of the village Blacksmith, the property is believed to date from around 1800, and still has along its southern boundary the original Wheelwrights shed, the two ancient skills working closely in conjunction with one another.

Since acquisition the current owner has undertaken a host of upgrades and refurbishment works, which has included much redecoration, the installation of triple glazing, together with the replacement of two bath/shower rooms.

There are some lovely views from the house across nearby farmland, and the whole of the accommodation has immense appeal.

The principal lawned garden lies to the south east of the house, and is remarkably private and attractively planted.

Positioned towards the extreme end of the garden is a recently constructed wooden garden structure with adjacent paved area which forms a wonderful spot in which to relax, enjoy a drink and perhaps have a bbq and alfresco dining.

### ACCOMMODATION

Living Room, Snug & Study

This charming 21' living room with feature period fireplace and windows to two elevations, is filled with natural light. A door leads through to a further reception room/snug, together with a study.





### Kitchen & Dining Room

The well appointed kitchen is fitted with a range of wall and floor mounted units, and has the additional benefit of an adjoining utility area. Adjacent is the 13' dining room again with feature period fireplace.

Accessed via the utility room is a beautifully appointed shower room and w.c.

### Bedrooms & Bathroom

To the first floor are four double bedrooms and the recently refitted bathroom with separate shower and w.c.

### OUTSIDE

The principal lawned garden lies to the southeast of the house and is remarkably private and attractively planted. Positioned towards the extreme end of the garden is a recently constructed wooden garden structure with power and lighting, with adjacent paved area which forms a wonderful spot in which to relax, enjoy a drink and perhaps have a bbq and alfresco dining. The Wheelrights Barn provides a fantastic workshop, and having both power and lighting it offers great potential.

The boundaries have all been re-fenced, together with the addition of new gates and sensor lighting. There is also parking for two vehicles.

### Entrance Hall

**Reception Room** 4.13m (13ft 4in) x 3.61m (11ft 8in)

**Study** 3.80m (12ft 3in) x 1.44m (4ft 8in)

**Reception Room** 6.69m (21ft 7in) x 3.80m (12ft 3in)

**Reception Room** 4.78m (15ft 5in) x 3.80m (12ft 3in)

**Kitchen** 3.80m (12ft 3in) x 3.25m (10ft 6in)

**Utility Room** 2.58m (8ft 4in) x 2.06m (6ft 8in)

### Shower Room

### Boiler Room

### Landing

**Master Bedroom** 4.54m (14ft 8in) x 3.61m (11ft 8in)

**Bedroom Two** 4.13m (13ft 4in) x 3.66m (11ft 10in)

**Bedroom Three** 3.66m (11ft 10in) x 4.13m (13ft 4in)

**Bedroom Four** 3.38m (10ft 11in) Maximum to recess x 2.76m (8ft 11in)

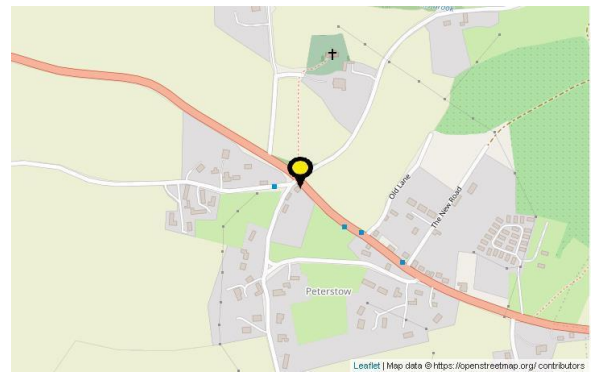
### Bathroom



## Directions

Leave the western outskirts of Ross at Wilton Roundabout (BP Service Station) taking the A49 towards Hereford. On entering Peterstow take the first left after the village stores and bus stop, and immediately left again onto an unmade track. The parking area for Stowe House will be found on your left hand side.

**What3words: ///slippers.starch.surnames**



## Services

We have been advised that mains water & electricity are connected to the property. Drainage is via a private system. Oil fired central heating. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ross Office, Tel: 01989 768320

## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E.



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