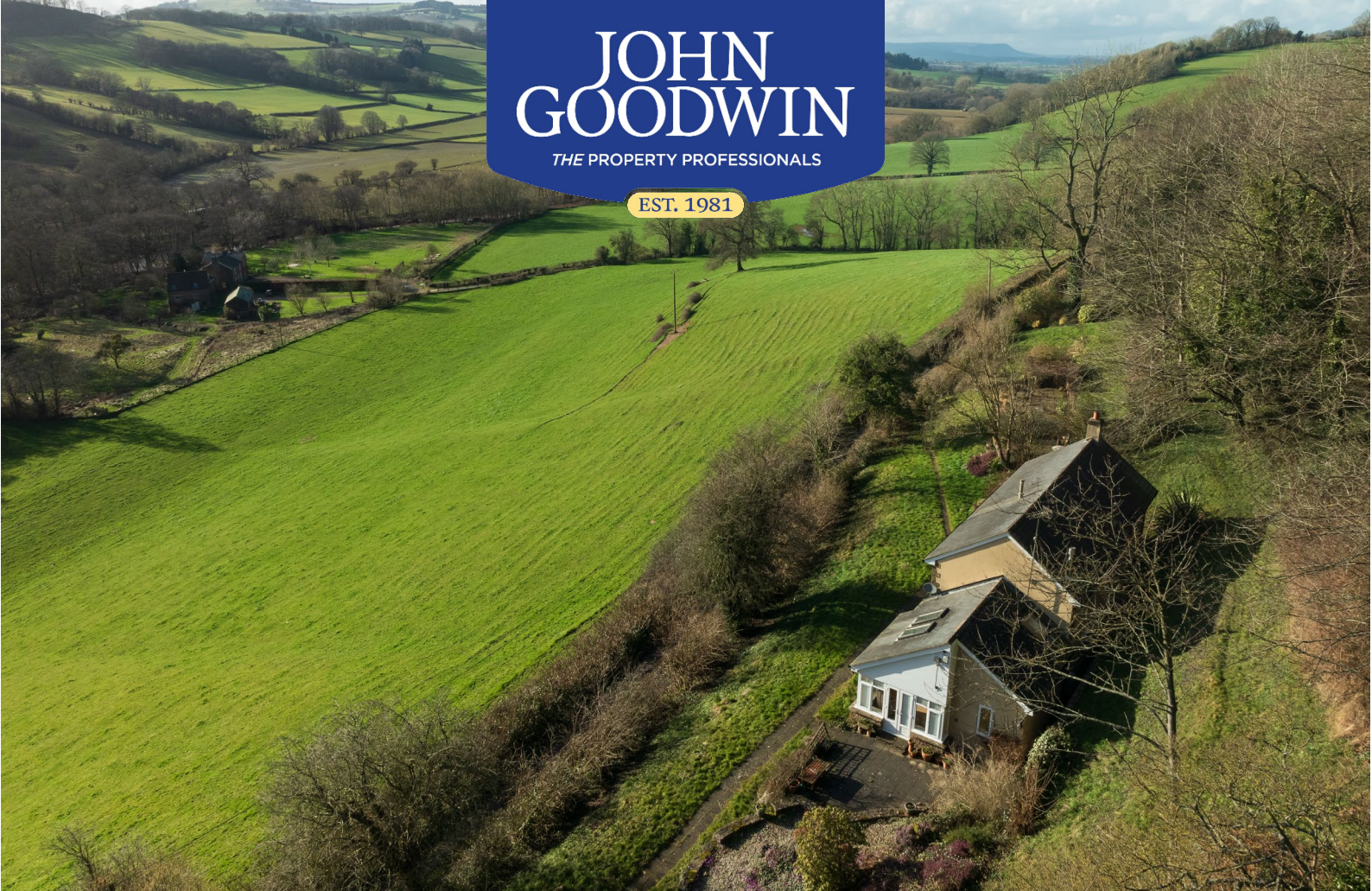


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**APPEALING DETACHED STONE BUILT COTTAGE COMMANDING STUNNING OPEN VIEWS ACROSS GLORIOUS COUNTRYSIDE. EXTENSIVE LAWNED & SLOPING GARDENS, PART FRINGED BY TREES, AND EXTENDING TO APPROACHING 1 ACRE.**

**EPC E**

## Kitts Bank – Guide Price £599,000

Garway, Hereford, Herefordshire, HR2 8RL

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# Kitts Bank

## Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

## Property Description

### Location & Description

The fascinating property known as Kitts Bank occupies high ground on the southern outskirts of the thriving village of Garway, some 10 miles west of the market and tourist town of Ross-on-Wye and the M50. With stone elevations under a double pitched slate roof, the cottage stands completely on its own set in approaching an acre of well planted gardens with a line of trees fringing the upper, north eastern boundary. Views from the plot are spectacular, extending across the Monnow Valley, and in the far distance encompassing Hay Bluff. Despite this rural seclusion, Hereford, Abergavenny, Monmouth and Ross are all within approx. 25 minutes drive. The village of Garway has an ancient Templar Church, primary school, pub and very active new village hall, whilst the village of Skenfrith, just south of the property, has The Bell Inn and a fascinating English Heritage Castle. For those looking for a truly unique property in a wonderfully tranquil setting, this could be the one!

### Kitchen/Breakfast/Family Room

The 22' kitchen/breakfast/family room is a true feature of the property. With a beamed ceiling and glazing to the front elevation the room provides far reaching views across the valley. The kitchen area has a range of floor and wall mounted units, a large Belfast sink, together with an Aga.

### Living Room

The front door gives access to an exceptionally appealing and generous entrance hall. From here the stairs lead to the first floor where currently the main living room is located, taking advantage of the spectacular views, however this could easily be returned to a bedroom if required. With windows to three elevations







this room is filled with natural light and has a feature brick fireplace

### **Bedrooms & Bathrooms**

To the ground floor there is currently a generous bedroom together with a separate shower room and w.c., whilst to the first floor is a further double bedroom and a family bathroom.

### **Outside**

The driveway to the property is approached from the south, beyond which is a gravelled area fringed by colourful planting. An area of lawn extends northwards past the front of the property, there being several attractive trees fringing the south western boundary.

The ground rises to the north of this area, and here is a part paved, part gravel sun terrace, backed by an attractive stone wall and with a creeper clad pergola covering one portion. A splendid spot to relax, and gaze at the wonderful vista before one.

To a slightly higher area are further areas of lawn and stone walling, with a line of trees fringing the upper, north eastern boundary. We would suggest that any purchaser of this property will be a gardener, and we suspect that these gardens would once have been the pride and joy of the owner.

### **Entrance Hall**

**Lounge/Dining Room/Kitchen** 7.02m (22ft 8in)  
Maximum to recess x 5.01m (16ft 2in) Maximum to recess

**Utility Room** 2.71m (8ft 9in) x 2.06m (6ft 8in)

### **Shower Room**

**Bedroom** 5.01m (16ft 2in) x 3.41m (11ft)

### **Landing**

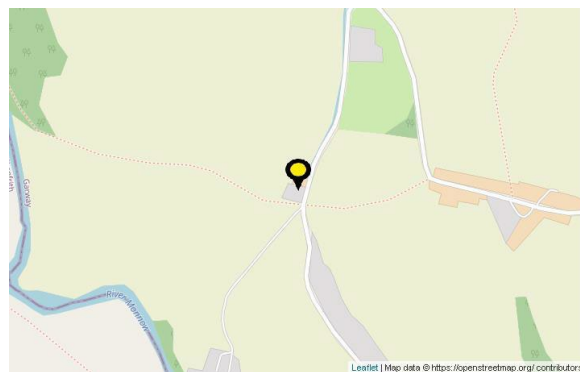
**Master Bedroom** 5.01m (16ft 2in) Maximum to recess x 3.41m (11ft) Maximum to recess

**Bedroom Two** 5.01m (16ft 2in) x 3.41m (11ft)

### **Bathroom**

## Directions:

Please contact the office for directions.



## Services

We have been advised that mains electricity and water are connected to the property. Private Drainage. Oil 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 On Wye Office, Tel: 01989 768 320

## 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.



**Ross-on-wye Office**  
**01989 768320**  
**30 Gloucester Road, HR9 5LE**  
**ross@johngoodwin.co.uk**

**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

