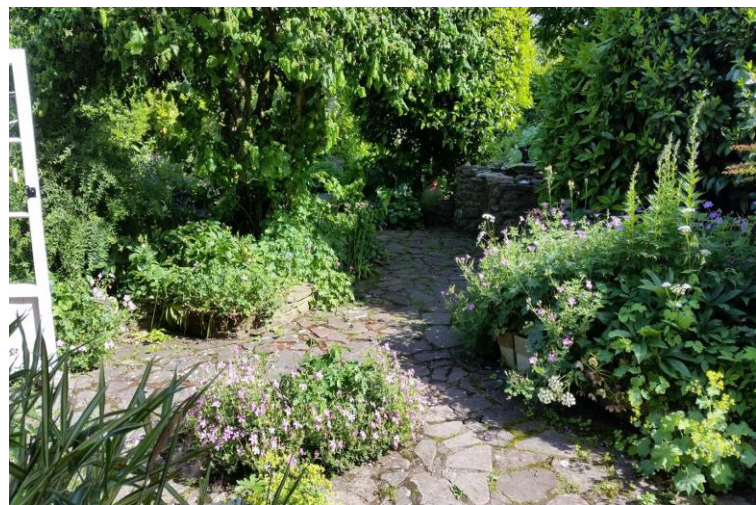


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



STONE BUILT AND RENDERED 2 BEDROOM IN HEART OF VILLAGE, OIL CH. DOUBLE GLAZING

100' FRONT GARDEN. NO PARKING.

EPC RATING E.

Notts Cottage – Fixed Price £245,000

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

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Notts Cottage

Location & Description

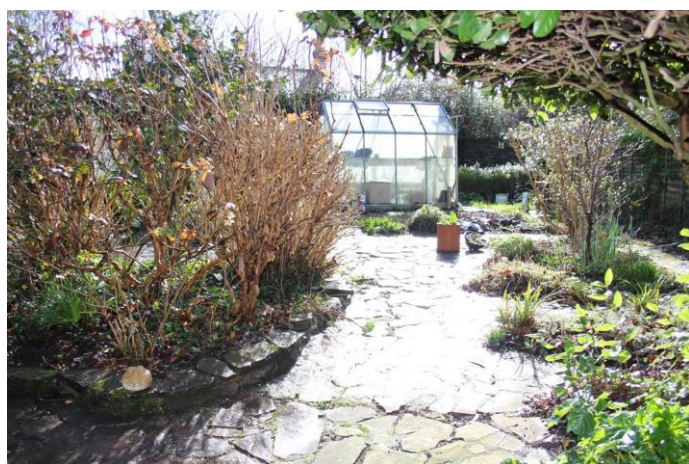
The village of Peterstow lies astride the A49 Ross to Hereford Road, some 3 miles west of the market and tourist town of Ross-on-Wye. The village is sought after for a number of reasons. In the centre of the village is a large grassy Common, open to all, with a scattering of mature and younger deciduous 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

Notts Cottage lies some 3 miles West of the market and tourist town of Ross-on-Wye in the heart of the lovely village of Peterstow. The location next to a main road quite naturally means that the property has road noise, but the double glazed windows and thick stone walls minimise the traffic noise inside the property. Hereford is 11 miles away to the northwest, whilst the M50 motorway/A40 dual carriageway, accessed at Ross, enables first class communication to most parts of the country. The Cottage is primarily of stone construction, with rendered and colour washed elevations, under a double pitched, slate roof.

Internally there is a wealth of beams and exposed stonework, and the ground floor in particular is deceptively spacious, the living/dining room extending to 29'. Recessed in the attractive stone fireplace is the wood burning stove, whilst central heating is from an oil-fired radiator system, the Worcester boiler being newly installed in 2017, with the oil tank being replaced in 2019. Windows are UPVC double glazed.





For those who enjoy gardening, there is a 100' front garden, extensively paved, and having a 14' wooden garden shed, greenhouse, summerhouse and goldfish pond. The shed, summerhouse and pond are all supplied with electricity. The garden is well stocked with a wide variety of shrubs and young trees, and is generously proportioned.

Peterstow enjoys the benefit of a regular bus service to Ross, Hereford and Gloucester, and the excellent range of facilities in the village include the Post Office and Shop, directly opposite the cottage, Church/Village Hall, wonderful Yew Tree Pub and village common. On the outskirts of the village there is a further pub, the excellent Red Lion. The cottage is unlikely to suit tall people because of the low ceiling heights to much of the accommodation.

Porch

Living Room 5.81m (18ft 9in) x 3.35m (10ft 10in)

Dining Room 3.35m (10ft 10in) x 3.18m (10ft 3in)

Kitchen 3.85m (12ft 5in) x 2.30m (7ft 5in)

Utility Room 2.30m (7ft 5in) x 2.30m (7ft 5in)

Bathroom

Landing

Master Bedroom 3.72m (12ft) x 3.49m (11ft 3in)

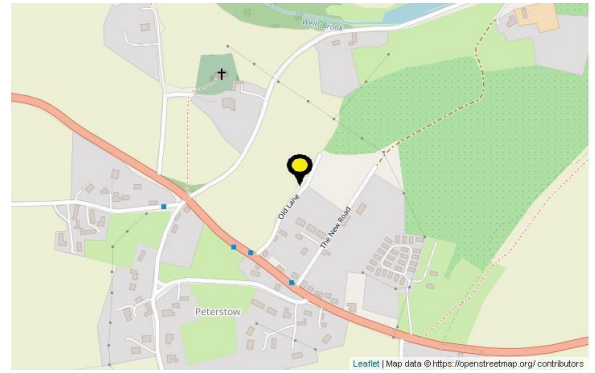
Bedroom Two 3.23m (10ft 5in) x 2.97m (9ft 7in)

Loft Storage

Outside

Directions

Leave the western outskirts of Ross at Wilton roundabout (BP service station) taking the A49 towards Hereford. After entering the Village of Peterstow, shortly after the Yew Tree Public House on the right, carefully turn right in to the car park of the Village Shop on the right hand side. The helpful owners of the shop have kindly agreed, for the purposes of viewing, to allow viewers to park in the car park whilst looking at Notts Cottage. Please announce your presence to the shop on arrival and then very carefully cross the road to the left hand pedestrian gate which is opposite the car park. When leaving the Cottage to return to your car, be exceptionally careful because not all traffic adheres to the 40mph limit.



Services

We have been advised that mains electricity, water, and private drainage services are connected to the property. 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

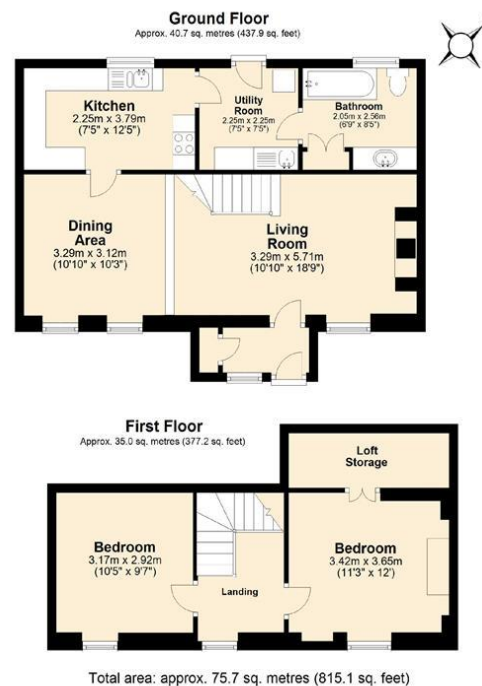
Council Tax

COUNCIL TAX BAND "C"

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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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 should 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.

