

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED PROPERTY, SITUATED WITHIN EASY ACCESS OF ROSS TOWN CENTRE. WELL PROPORTIONED ACCOMMODATION INCLUDES TWO GROUND FLOOR BEDROOMS AND BATHROOM. FAR REACHING VIEWS FROM FIRST FLOOR. SECLUDED GARDEN, GARAGE AND PARKING EPC D

Greytrees Cottage - Guide Price: £450,000

Greytrees, Ross-on-Wye, Herefordshire HR9 7HU

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Greytrees Cottage

Location

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

The Victorian stone fronted cottage has been extended to the rear to provide generous ground floor accommodation including a kitchen/breakfast room with glazing enabling views across the garden. With two ground floor bedrooms and bathroom, together with two further bedrooms and shower room to the first floor, this property provides exceptionally versatile accommodation which offers stunning, far reaching views, across rolling countryside towards Monmouthshire.

Externally there is a well maintained secluded garden, single garage and ample off road parking. The property benefits from gas fired central heating and double glazing, and is within walking distance of Ross town centre and all of its amenities.

ACCOMMODATION:

Entrance Hall

A welcoming space in the hub of the house and from where two of the ground floor bedrooms are accessed. Stairs to first floor with useful understairs storage.

Cupboard

A useful space with additional storage. Undercounter space for washing machine and further white goods.

Lounge-Diner 6.92m (22ft 4in) Maximum to recess x 4.39m (14ft 2in) Maximum to recess

Having a Log burner. TV point. Double radiator. Coving. Double glazed window to Rear. Double glazed bi-folding doors to the rear conservatory. Glazed door connecting to the kitchen.

Conservatory 3.23m (10ft 5in) x 1.99m (6ft 5in)

Double radiator. Light oak laminate flooring. Double glazed Patio door leading to Garden.

Kitchen 7.16m (23ft 1in) Maximum to recess x 3.10m (10ft) Maximum to recess

Fitted with a range of wooden units comprising a stainless steel sink with base unit under. Further base units. Tall storage cupboard. Work surfaces with tiled surrounds. Fitted 4-ring gas hob with stainless steel chimney hood over. Integral Fridge Freezer, Dishwasher, Oven, Microwave. Double radiator. Double glazed bay window to side. Double glazed door to rear garden.





Bathroom

Fitted low level WC, wash hand basin with mixer tap, panelled bath with mains shower over. Walls finished in complimentary tiling. Towel rail. Skylight.

Bedroom Four/Study 4.44m (14ft 4in) Maximum to recess x 3.18m (10ft 3in) Maximum to recess

Double glazed window to front. Ceiling light point, radiator.

Bedroom Three 3.18m (10ft 3in) Maximum to recess x 3.13m (10ft 1in) Maximum to recess

Double glazed window to front. Built in wardrobe. Ceiling light point, radiator.

Landing

The landing is well-lit and airy, enhanced by the natural light from the skylight. Storage within the eaves provides practical space. Ceiling light point. Leading to

Master Bedroom 6.07m (19ft 7in) x 3.85m (12ft 5in)

Double glazed aspect windows to side and rear. enjoying far reaching views across Herefordshire and Monmouthshire. Built in wardrobe. Ceiling light point, radiator.

Bedroom Two 4.28m (13ft 10in) x 2.99m (9ft 8in)

Double glazed aspect windows to rear, also enjoying stunning views. Built in wardrobe. Ceiling light point, radiator.

Bathroom

Fitted with a large shower cubicle, wash basin, WC. Half tiled surrounds. Towel radiator. skylight Window.

Outside

The property is approached by a block paved driveway with parking for several vehicles. The low maintenance front garden is attractively designed and planted. Gated side access leads to the enclosed and secluded rear garden with paved seating areas and steps leading up to a raised lawn. There are several beds and borders with a range of shrubs, a small pond, and most useful wooden garden shed. Outside tap and power point.

Garage 5.58m (18ft) x 2.99m (9ft 8in)

Electrically operated up and over door to front, door to side. Light and power points. Combi boiler, Consumer Unit.

Services

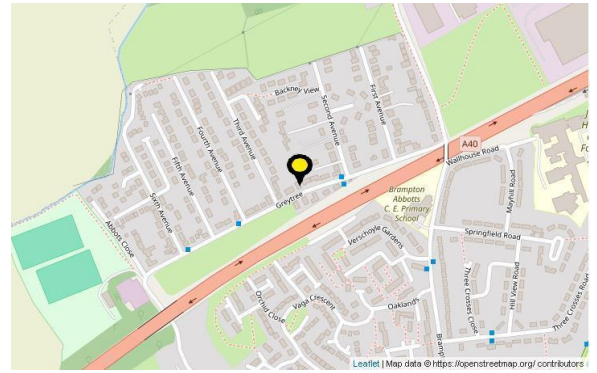
We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be 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.

Directions

From the stone built Market house in the centre of Ross, proceed down Broad Street, into Brookend Street. At Fiveways mini roundabout take the second left along Brampton Road. Immediately after crossing the bridge over the dual carriageway turn left, passing Second Avenue, and Greytree Cottage is on the right hand side.



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)

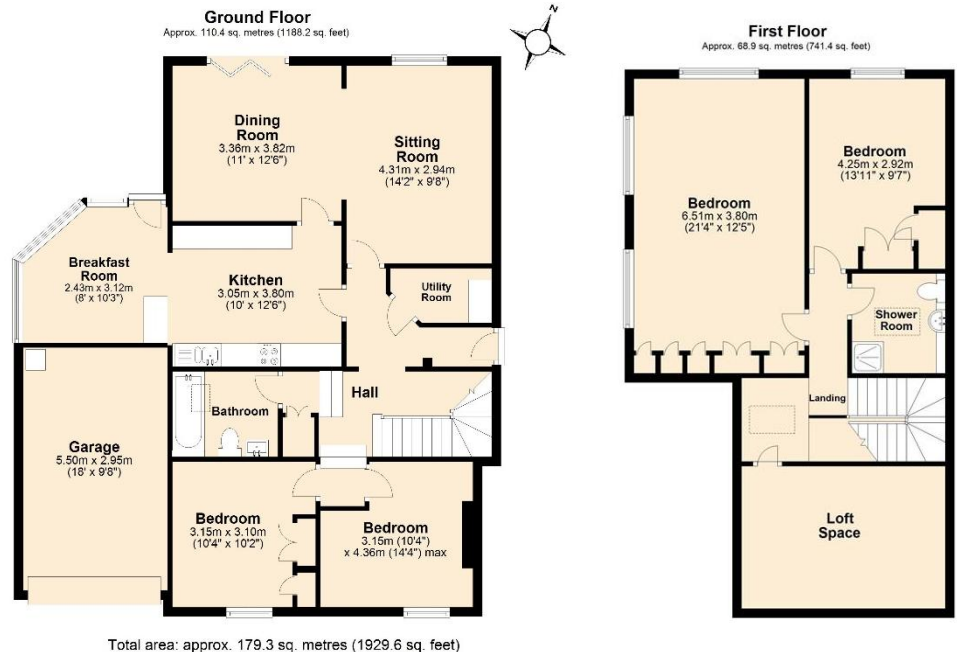
Council Tax

COUNCIL TAX BAND "D"

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 D.



Ross-on-Weye Office

30 Gloucester Road, HR9 5LE

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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.
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