

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



DECEPTIVELY SPACIOUS FIVE BEDROOM DETACHED COTTAGE COMMANDING STUNNING VIEWS ACROSS FARMLAND IN ALL DIRECTIONS. RECENTLY REBUILT GARAGE WITH EXCELLENT WORKSHOP/STORAGE SPACE PLUS FURTHER OUTBUILDINGS AND GARDENS.

EPC D

Wyche Cottage - Guide Price £775,000

Fawley, Hereford, Herefordshire, HR1 4SP

5 2 2



Wyche Cottage

Location & Description

The historic village of Fownhope, within 10 minutes drive, is one of the best served villages in South Herefordshire. It boasts not only a shop and Post Office, but also a butchers, hairdressers, doctors surgery, 12th Century Church, Primary School, 2 pubs, Village Hall and recreation ground, and also a health club and spa. Every year the Heart of Oak Society commemorates Oak Apple Day (29th May) where each person parades with a highly decorated stick with flowers. Nearby Brockhampton has a highly unusual Thatched Church, an active village hall, and a noted Cricket Club.

Property Description

Location & Description

Wyche Cottage stands surrounded by hundreds of acres of rolling farmland some 6 miles northwest of the market and tourist town of Ross-on-Wye and approx. 8 miles south east of the county town and cathedral city of Hereford. The historic town of Ledbury is some 9 miles to the north east, whilst junction 4 of the M50 motorway is even closer, enabling first rate communication with most parts of the country.

Although named as Wyche Cottage, the property now comprises a substantial three reception, five bedroom house, the current owners having added a most generous extension to the northwest side of the property in 2006. As a result, the property now offers over 2,000sq.ft of accommodation over two floors, and virtually all windows enable a beautiful rural outlook across adjacent farmland. Moreover all of the principal rooms are wonderfully light, since several have windows to two or more elevations.

Since arriving at the property some 22 years ago, the owners have carried out a significant number of major works including reroofing of the original structure in 2019, the installation of a 16 panel solar PV array in 2012, and because they were early adopters of PV, they currently receive a very generous tariff. Other works undertaken include rewiring, installation of a wood burning stove as well as an Aga in the kitchen. Also landscaping, and the construction of a fine new garage complete with car charging point.

Kitchen/Breakfast Room

The generously proportioned 22' kitchen/breakfast room is a wonderfully light room having glazing to three elevations, and thus receiving a high degree of available sunlight. Light is further enhanced by the appealing light coloured flooring, there is an electric AGA and worktops are of granite.

There are attractive exposed beams to the ceiling, and space for both a dining table and a comfortable settee. Positioned adjacent to the kitchen is the utility room with sink unit and door directly to exterior.

Living /Dining Room & Study

The 21' living room, like the kitchen, has glazing to three elevations, and double doors opening to the southwest elevation. Positioned towards one corner is the fine woodburning stove, with a superb wall of exposed stonework behind the stove.

The 19' dining room again has the most attractive stone wall, two windows to the southwest and exposed ceiling timbering. The study adjacent, with an aspect to the front elevation has exposed black ceiling timbering, and is a cosy and appealing room, ideal as a study or home office.

Bedrooms & Bathrooms

Lying to the south eastern end of the property is the 15' bedroom with windows looking out over farmland and door through to the large ensuite shower room and wc. There are three further double bedrooms, a single bedroom, large landing and family bath/shower room and wc.





Outside

The principal areas of lawn lie to the southwest and northwest of the house, being level, and fringed to the south western boundary by a range of shrubs and trees, there being a group of attractive silver birches towards the north western corner of the garden. Here also is a paved sun terrace, and there is further paving flanking the rear of the dwelling.

There is an orchard with a variety of fruit trees and nearby an excellent fenced vegetable section with a number of productive raised beds. Behind same is a mature hedge, and not far away a recently erected wooden garden shed.

Outbuildings

A tarmac driveway enables access to the recently rebuilt extra wide single garage which is of block work and rendered construction under a double pitched composite slate roof. The garage is of approx dimensions 18'3 x 15'2, its generous size allowing for eg. work bench and/or excellent storage space. The tarmac driveway also allows for the parking of further vehicles.

Positioned partway down the south western border are a pair of stone built pigs cots, and nearby a further outbuilding, previously used as an office of approx internal dimensions 11'6 x 7'8 and supplied with power and light.

ACCOMMODATION

Porch

Hallway

WC

Dining Room 5.99m (19ft 4in) x 3.15m (10ft 2in)

Kitchen 6.87m (22ft 2in) x 3.87m (12ft 6in)

Utility Room 3.04m (9ft 10in) x 1.58m (5ft 1in)

Living Room 6.76m (21ft 10in) x 3.49m (11ft 3in)

Study 3.20m (10ft 4in) x 3.18m (10ft 3in) Maximum to recess

Landing

Master Bedroom 4.88m (15ft 9in) x 3.35m (10ft 10in)

En-suite

Bedroom Two 3.92m (12ft 8in) Maximum to recess x 3.64m (11ft 9in)

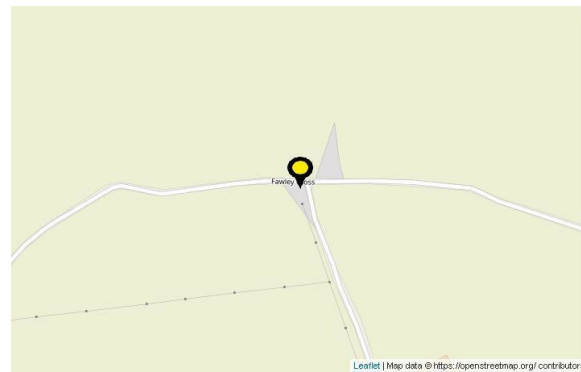
Bedroom Three 3.85m (12ft 5in) x 3.13m (10ft 1in)

Bedroom Four 3.20m (10ft 4in) x 3.18m (10ft 3in)

Bedroom Five 3.15m (10ft 2in) x 2.51m (8ft 1in)

Directions

From the Travellers Rest roundabout on the outskirts of Ross (junction 4 M50) take the A449 towards Ledbury. After approx. 2 miles, turn left at Old Gore onto the B4224 Fownhope/Hereford road. After approx. 1.5 miles, turn left towards How Caple Court proceeding carefully along this country lane for approx. 1.5 miles until you see a partially obscured sign pointing to the left and reading Fawley Chapel, Seabournes and Much Fawley. Wyche Cottage is now in front of you, with the driveway just a few yards to the left.



Services

We have been advised that mains Electricity and Water are Connected. Installation of new Marsh sewage treatment plant in 2017. Oil Central Heating. 16 panel solar PV array 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

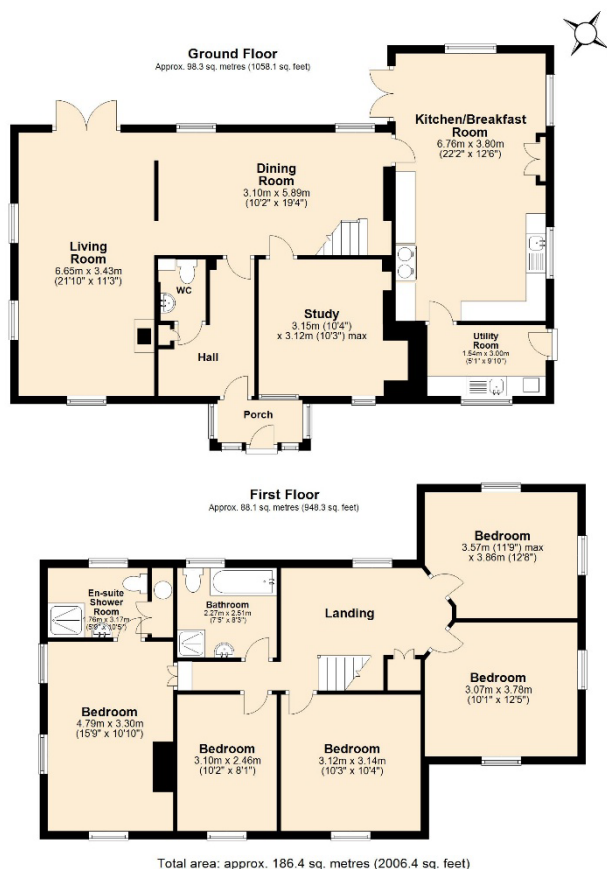
Council Tax

COUNCIL TAX BAND "E"

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.



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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.
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