

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



EXTENDED & REFURBISHED SEMI DETACHED COUNTRY COTTAGE WITH PERIOD FEATURES. 250' FRONT GARDEN WITH OUTBUILDINGS. PEACEFUL, RURAL LOCATION, ROSS, HEREFORD & M50 WITHIN 15 MINS DRIVE. EPC D

The Holt - £499,000 Guide Price

Harewood End, Ross-on-Wye, Herefordshire, HR2 8LA

4 2 2



The Holt

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

The Holt occupies a secluded rural location some 7 miles northwest of the market and tourist town of Ross-on-Wye and 9 miles south of the Cathedral City of Hereford.

Constructed of stone in the middle of the 19th Century, the property has subsequently been extended on at least two occasions, and over recent years has undergone further refurbishment works. These included the redesign and refitting of the kitchen/breakfast room some three years ago. The property also has the benefit of being re-roofed in recent years.

Most families spend a considerable time in or around the kitchen, and here one has a superb 22' kitchen, directly adjacent to which is the most appealing beamed dining room with exposed stonework to one wall. Opposite, a wide archway and two steps down to the exceptionally light living room. This room is particularly light not only because of the extensive glazing to the south, but also two strategically placed Velux roof lights. Also present at ground floor level is a utility room which doubles as a study, and a refitted bath/shower room and w.c. The first floor comprises four bedrooms and a further refurbished bath/shower room and w.c.

The rear view from bedroom four is delightful, extending over a field bordered by some mature deciduous trees.

Central heating is from an oil-fired radiator system and all windows are double glazed.

Immediately to the front of the property is a gravelled sun terrace with adjacent shrub and flower bed. Beyond same is an extensive lawn sloping very gently to the south, and to the eastern boundary of the lawn, there are a series of outbuildings including a summerhouse, which doubles as an office/studio, and has power. Nearby is a single detached garage, and Planning Permission exists for the construction of a double garage with loft room over. Permission also exists for a first floor extension to the cottage. To the far end of the garden is a productive vegetable section. The plot in total extends to approaching 0.5 acre.





ACCOMODATION

Porch

Utility Room 4.13m (13ft 4in) x 3.07m (9ft 11in)

Dining Room 6.12m (19ft 9in) x 3.92m (12ft 8in)

Kitchen 6.82m (22ft) x 3.77m (12ft 2in)

Living Room 4.47m (14ft 5in) x 4.13m (13ft 4in)

WC

Landing

Master Bedroom 5.86m (18ft 11in) x 2.99m (9ft 8in)

Bedroom Two 5.35m (17ft 3in) x 3.07m (9ft 11in)

Bedroom Three 3.77m (12ft 2in) x 2.99m (9ft 8in)

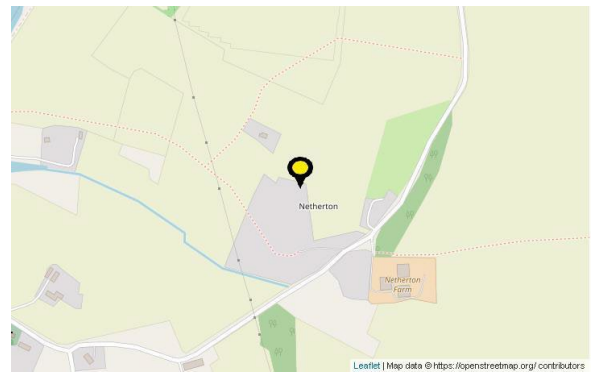
Bedroom Four 3.07m (9ft 11in) x 2.48m (8ft)

Bathroom

Outside

Directions

Leave the western outskirts of Ross at Wilton roundabout (BP Service Station) taking the A49 towards Hereford. After passing through the village of Harewood End, carefully take an acute left-hand turn on to a minor country lane. Continue along this lane for approx. 1 mile, and shortly after seeing the attractive façade of Netherton Farm in front of you, bear right along an unmade track sign posted Little Netherton and The Holt. Drive past the entrance to Netherton House, continuing up the lane and turning around at the rear of The Holt to come back



Services

We have been advised that mains water & electricity are connected. Private shared 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.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

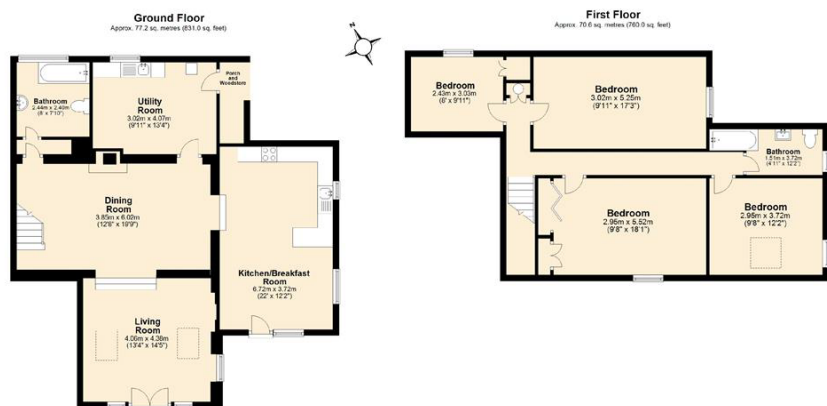
Council Tax

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 D.



Total area: approx. 147.8 sq. metres (1591.0 sq. feet)

Ross-on-wye Office
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Tel: 01989 768320



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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 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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