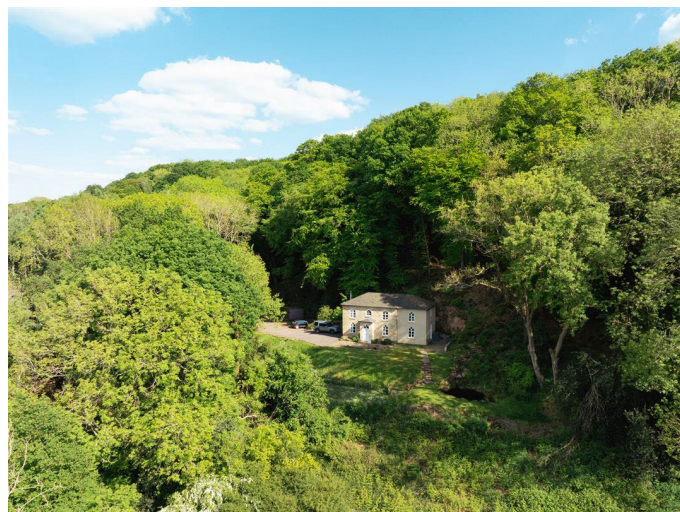
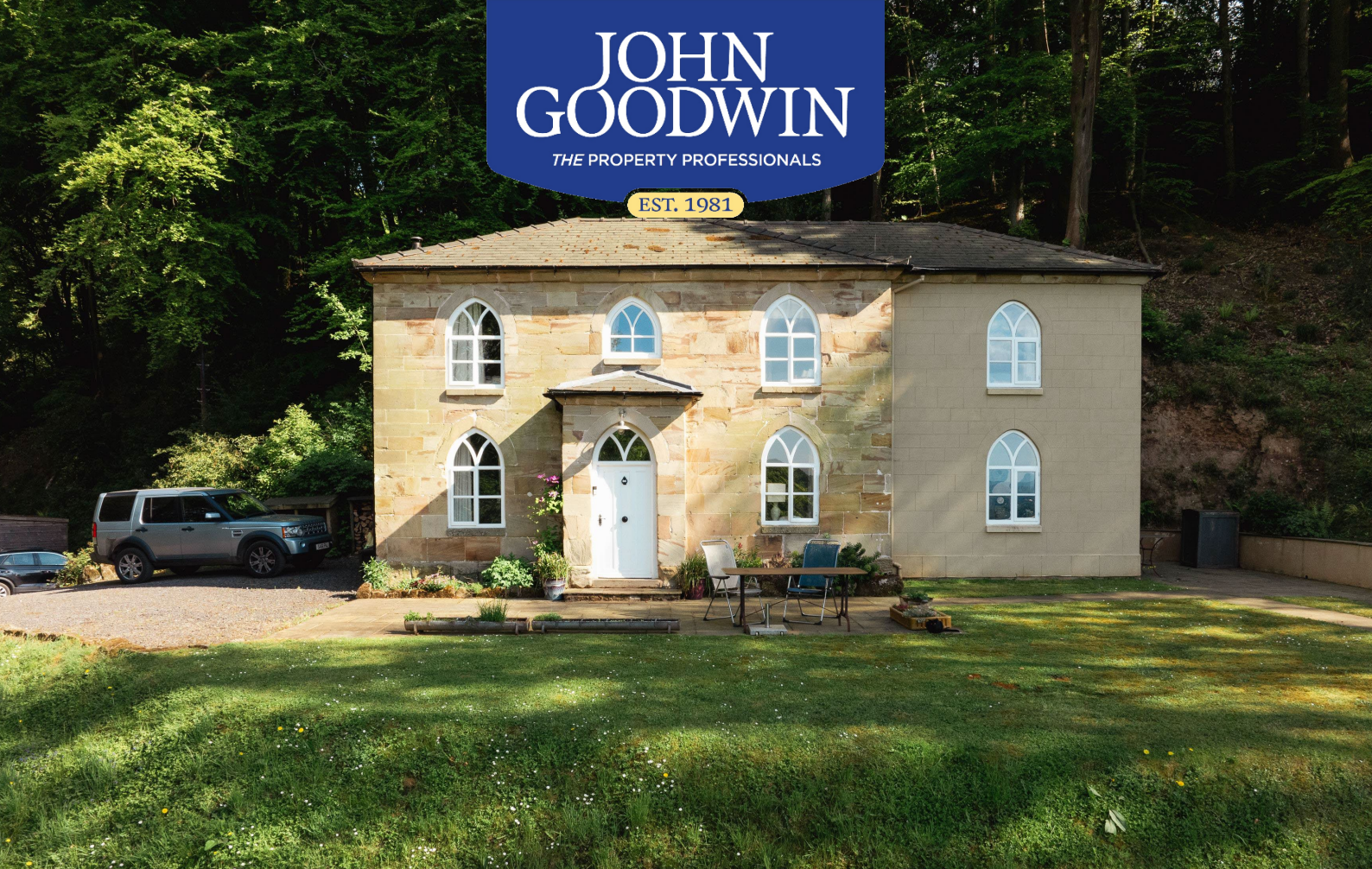


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**DOMINANTLY SITED DETACHED PERIOD HOUSE. ELEVATED AND SECLUDED RURAL LOCATION, FAR REACHING VIEWS. STANDS IN APPROACHING 2 ACRES OF GARDENS & WOODLAND. 15 MINUTES DRIVE OF MOTORWAY CONNECTIONS. EPC E**

## Woodbine Cottage - £725,000 Guide Price

Howle Hill, Ross-on-wye, Herefordshire, HR9 5SP

3 1 2





# Woodbine Cottage

## 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

Woodbine Cottage occupies high ground some three miles south of the market and tourist town of Ross-on-Wye, and on the extreme fringes of the popular village of Walford. Probably constructed in the first half of the 19th Century, it is understood that it was built as a private country retreat for the Bishops of Hereford Diocese. One thing is for sure, those responsible certainly did find a wonderful spot for complete seclusion. The original structure has been sympathetically extended in recent years, and at the same time a great deal of refurbishment work was undertaken, now resulting in a most attractive property with beautiful, gothic style windows to front and side elevations.

The property stands towards the front of its land, with sloping woodland to the side and rear extending to approaching 2 acres. The vehicular approach is via a steep, but good quality private driveway which terminates in a generous parking area to one side of the property.

For those who enjoy walking and wildlife, there are a myriad of paths weaving throughout Howle Hill, the reason being that 200 years ago limestone was quarried on the top of these hills, being one of the few areas in south Herefordshire where limestone was found. There are still many old lime kilns nearby.

## Living/Dining Room

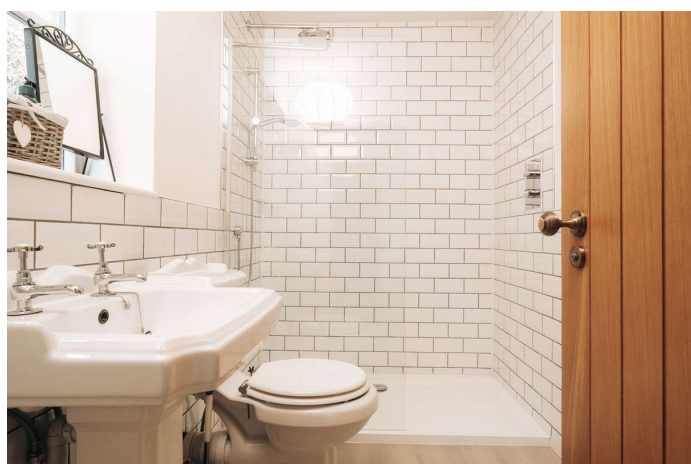
The exceptionally appealing 25' Living/Dining Room has wonderful, Gothic shaped, sealed unit double glazed windows to both front and side enabling long distance views towards the Welsh Hills as well as sideways towards woodland. Positioned on a slate hearth to one side is the wood burning stove, and there are recessed LED ceiling lights and additional pendant lighting.

## Kitchen

The kitchen is particularly well fitted with high quality Shaker style cream units and a wide range of matching base and wall cupboards, including wine racking. Iroko wood block work surfaces, also extending to provide a well placed breakfast bar to take full advantage of the fine views. Belfast sink, and range of built in appliances.

Nearby is the utility room and cloaks and w.c.





## Bedrooms & Bathroom

The main bedroom has Gothic style double glazed windows to the front enabling far reaching views and an outlook towards the waterfall and pond. Adjacent is the well appointed en-suite shower room and w.c. with window to rear.

Two further bedrooms again have Gothic style windows to front elevation, whilst adjacent is the family bathroom with w.c.

## Outside

Immediately adjoining the front wall of the property is a fine paved sun terrace from which there are superb far reaching views towards the Welsh hills. Standing a little to the west of this area is the rockery with ferns and other species, with a waterfall trickling down into the sizeable pond just to the west. There are areas of lawn and a lower terrace close to which is a fenced chicken run. The greater area of land however is given over to mixed deciduous woodland which extends alongside and in a sloping fashion to the rear of the property. The final approach to the property is down a steep private lane, but one which is kept in a good state enabling easy access to the property in all but extreme weather.

**Lounge/Dining Room** 7.93m (25ft 7in) x 5.71m (18ft 5in)

**Kitchen** 4.03m (13ft) x 3.49m (11ft 3in)

## Utility Room

## Landing

**Master Bedroom** 5.06m (16ft 4in) Maximum to recess x 4.08m (13ft 2in) Maximum to recess

## En-suite

**Bedroom Two** 5.09m (16ft 5in) x 3.59m (11ft 7in)

**Bedroom Three** 4.00m (12ft 11in) x 2.73m (8ft 10in)

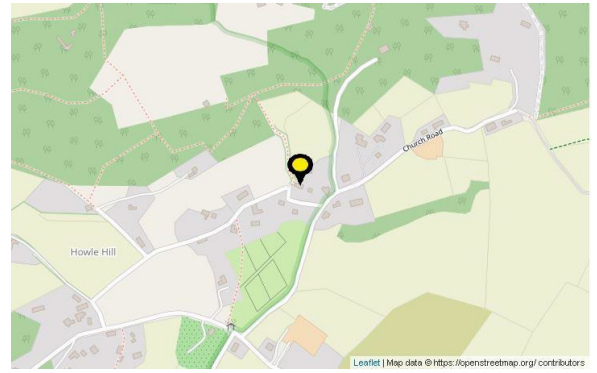
## Bathroom

## WC



## Directions

What3words: ///slippers.starch.surnames (property)  
///directors.farmed.splinters (end of access drive)



## Services

We have been advised that mains electricity and water are connected. Private drainage. oil central heating connected. 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

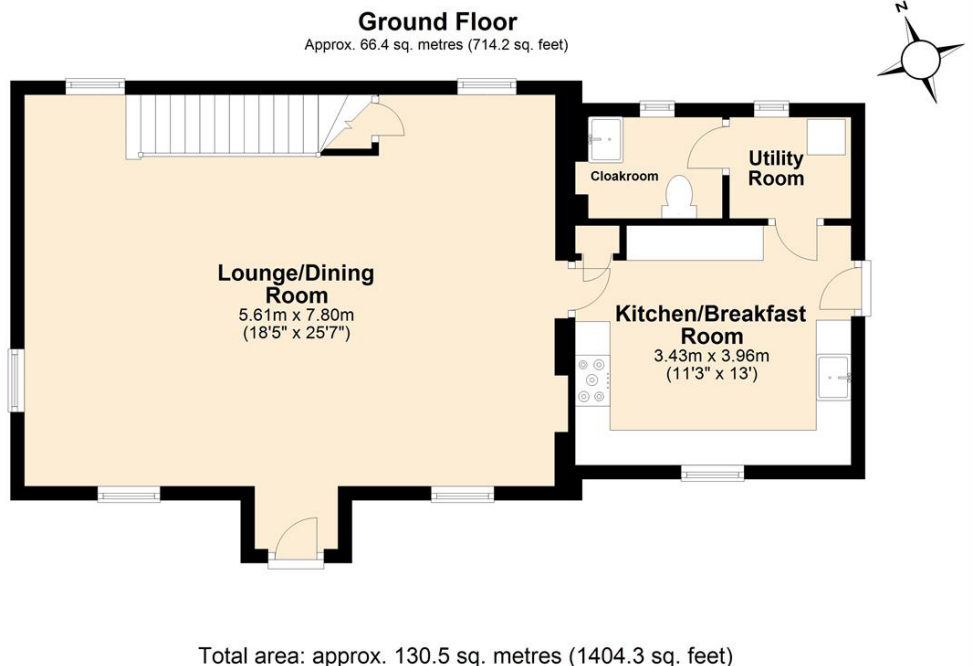
## Council Tax

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**

**30 Gloucester Road, HR9 5LE**

**Tel: 01989 768320**

**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.

