

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**ATTRACTIVE STONE BUILT COUNTRY COTTAGE IN IDYLIC, SECLUDED LOCATION, RECENTLY RENOVATED.
SET IN APPROACHING 3.5 ACRES OF SLOPING WOODLAND.**

Woodland Cottage - £425,000 Guide Price

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

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Woodland 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

Situated on high ground some 3 miles south of the market town of Ross-on-Wye is Woodland Cottage. Comprising a quintessential stone-built country cottage in a secluded and idyllic position, the cottage was believed to have been constructed in the 1800's and has been extensively renovated by the current owners to produce the beautifully presented cottage one sees today.

Works completed include installing programmable electric panel heaters throughout the cottage, many new double glazed windows, fully redecorated and new carpets throughout.

Accessed via the most useful utility room, a door leads through to the attractive 27' open plan living accommodation with beamed ceilings and a feature stone fireplace with wood burning stove positioned to one end. With a window to the front elevation this area makes a most attractive sitting room. To the other end is the Shaker style kitchen with inset Belfast sink and wooden worktops over. Once again, with windows to both the front and side elevation this makes a light and welcoming space, which also enables one to frequently catch sight of the many deer and other wildlife which frequent the gardens and grounds!

To the first floor are two bedrooms, together with a small study, and accessed via a large door is the capacious eaves storage area.

Located on the ground floor is the bathroom and w.c.

Externally the cottage offers idyllic seclusion. Accessed via a single unmade track, yet accessible for most vehicles, the cottage stands in approaching 3.5 acres of sloping woodland, enabling any owner to remove themselves from the hustle and bustle of everyday life. The woodland is predominantly sloping but is well stocked and provides a constant source of fuel for the wood burning stove! Wildlife in the form of deer and birds is abundant, and there are many delightful walks with a footpath being adjacent to the cottage.

To the front of the property is a leveled lawn area which leads to a wooden garden studio built on stilts which has both power and lighting. With large, glazed doors to the front and a small balcony, this space would make an ideal music or art studio.

Below the studio is a large open storage area.

For those looking for idyllic seclusion yet still within easy reach of Ross town and its facilities Woodland Cottage may be the answer!





Utility Room

Accessed via the rear entrance door a most useful space with plumbing for washing machine and space for appliances. Window to side elevation. Electric panel heater. Tiled floor.

Living Room & Kitchen 8.62m (27ft 10in) x 3.13m (10ft 1in)

Open plan accommodation with beamed ceiling and feature stone fireplace to one end with inset wood burning stove. Tiled hearth. Window and door to front elevation. Panel electric radiators. Carpet. Kitchen area with range of floor mounted Shaker style units with wooden worktop over and inset Belfast sink. Windows to two elevations. Tiled floor. Stairs to first floor.

Bathroom

White suite comprising bath with shower over and glazed side screen. Wash hand basin and low level w.c. Window. Heated towel rail. Wall mounted heater. Tiled floor.

Landing

Panel radiator. Door to eaves storage.

Bedroom One 3.33m (10ft 9in) x 3.20m (10ft 4in)

Window to front elevation giving far reaching views. Storage cupboard with hanging rail. Electric panel heater. Carpet

Bedroom Two 3.13m (10ft 1in) x 2.35m (7ft 7in)

Windows to two elevations. Electric panel heater. Storage cupboard with hanging rail. Carpet

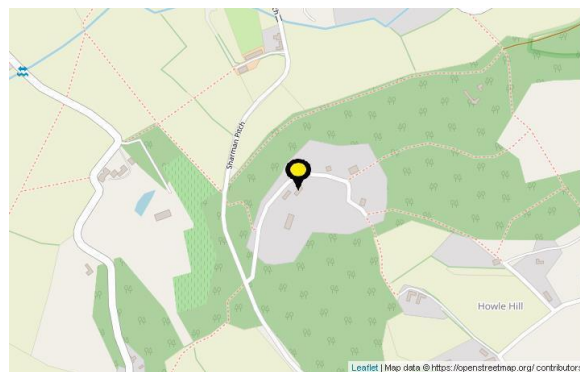
Study 2.61m (8ft 5in) x 1.27m (4ft 1in)

Window to front elevation. Carpet

Outside

There is a level parking area in front of the cottage, and a level lawned area to the side. At the far end is the wooden studio built on stilts with storage beneath. To the side of the cottage is a wooden shed. To the side and rear are approaching 3.5 acres of sloping woodland.

Directions If approaching from Ross, leave the stone built market house in the centre of the town proceeding southwards on the B4234 towards Walford. On approaching Walford, shortly after the 40mph signs, take the left turning sign posted to Howle Hill. After approximately 300 yards take the first right hand turning and proceed up Howle Hill. After 400 yards, make a sharp left turn just before the sign "The Hill House Next Left" onto an unmade track. This track continues and turns into a ribbed concrete path. Shortly after you pass "Still Meadow" bear left, continuing down the slope. Continue on this single track earthen lane until you come to a stone cottage on your right. Drive past this cottage and turn 90 right up the steep concrete strip slope, at the top of which you will see "Woodland Cottage"



Services

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

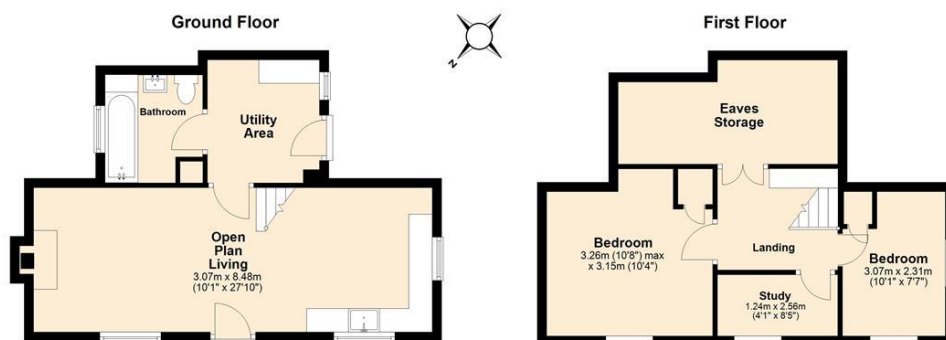
Council Tax

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 F.



Ross-on-wye Office
30 Gloucester Road, HR9 5LE
01989 768320

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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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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.
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.

