



SITUATED IN THE HEART OF THE SOUGHT AFTER VILLAGE OF PETERSTOW A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED COTTAGE WITH PERIOD FEATURES, GENEROUS LIVING/DINING ROOM, RE-FITTED KITCHEN, UTILITY AND CLOAKROOM, EN-SUITE SHOWER ROOM, ATTRACTIVE GARDEN, ORCHARD/MEADOW APPROX. 0.5ACRE AND USEFUL OUTBUILDING. EPC D

Penny Cottage - Guide Price £450,000

Peterstow, Ross-On-Wye, Herefordshire, HR9 6LF



Penny Cottage

Location & Description

The village of Peterstow lies astride the A49 Ross to Hereford Road, some 3 miles west of the market and tourist town of Ross-On-Wye.

The village is sought after for a number of reasons. In the centre of the village is a large grassy Common, open to all, with a scattering of mature and younger deciduous trees. Many village activities take place during the course of the year on this Common and dog walkers will frequently stop and talk or sit on one of the benches and gaze across the rolling Herefordshire countryside. Just a few paces away from the Common is the busy village shop, Post Office and Off Licence, whilst on the opposite side of the road is the bus stop with regular services to Ross, Hereford and Gloucester. There are two pubs, the Yew Tree and the Red Lion Inn, both locally owned, and much loved by the community. Ancient St Peters Church was transformed some 15 years ago to be both a church and multi-functional space, and is now used as a village hall. A lovely friendly village which also has access to the M50 motorway/ A40 dual carriageway.

Property Description

Penny Cottage lies close to the heart of the favoured village of Peterstow, facing towards the common and within a Conservation area. Originally constructed for the Guys Hospital estate in the 1800's, the cottage has been beautifully refurbished by the current owner in a most sensitive and appealing manner, creating a lovely contemporary home whilst retaining many period features.

The property benefits from double glazing and oil central heating with accommodation to the ground floor comprising a superb living / dining room with original brick fireplace with inset wood burning stove; the dining area is light and airy with two Velux rooflights. The spacious breakfast/ kitchen is re-fitted with a contemporary Wren kitchen with integrated appliances and quartz work surfaces, off the kitchen and with access to the rear courtyard is a useful utility room and cloakroom with WC.

A staircase from the living room gives access to the first floor landing, three bedrooms, one of which benefits from an en-suite shower room and the family bathroom.

Outside, the main area of garden lies to the east front of the property, the garden being surrounded by a recently planted Beech hedge with a central gravelled path leading to the front door. Areas of lawn lie to the left and right of the central path, with a section planted with cottage garden plants including Hydrangeas and Roses towards the southern boundary. To the west side of the cottage is a small courtyard and wall, beyond which a bank slopes down to the minor country lane approaching the cottage.

Leading from the front garden and directly opposite the cottage is the main large rectangular area of land being sold with the cottage. This gently sloping area of land borders directly onto Peterstow Common. The land is bounded to all sides by ancient hedging and bushes, a series of trees to include apple, pear and plum and raspberry and blackberry canes. This area has also been planted with a wonderful mix of wild flowers and daffodils.

Positioned to the south western corner of the land is a fine stone bothy, in our view this building is likely to be brought into full use by the new purchaser, making an ideal studio, home office/hobbies building/workshop.

ACCOMMODATION

Living Room 8.37m (27ft) x 4.06m (13ft 1in)

With wooden front door with glazed panel. Front and rear facing double glazed windows. Fine ARADA wood burning stove recessed within an arched brick fireplace surround. Part exposed brickwork and appealing original, small paned internal window. Two Velux rooflights above the dining area allowing wonderful natural light to flood in. Wood effect flooring. Stairs to first floor.

Kitchen/Breakfast Room 8.40m (27ft 1in) x 2.42m (7ft 10in)

Re-fitted with a beautifully appointed WREN kitchen with a range of BOSCH appliances with QUARTZ worksurfaces, inset sink and drainer. Wood effect flooring. Front and side facing double glazed windows. Door to living room.

Cloakroom 1.58m (5ft 1in) x 1.42m (4ft 7in)

With WC and vanity unit with inset wash hand basin. Wood effect flooring. Double glazed window to side.

Utility Room/ Boot Room 1.78m (5ft 9in) x 2.63m (8ft 6in)

With double glazed window and door to rear courtyard. WC and wash hand basin.





Landing

Double glazed window to front with views over common land.

Bedroom 1 4.31m (13ft 11in) x 2.35m (7ft 7in)

With double glazed window overlooking the courtyard. Exposed timbers. Door to:

En-Suite Shower Room 1.58m (5ft 1in) x 1.42m (4ft 7in)

Double glazed window to rear. Walk-in tiled shower cubicle with raindrop shower, and hand held attachment. WC. Vanity unit with inset wash hand basin.

Bedroom 2 4.83m (15ft 7in) x 2.42m (7ft 10in)

Double glazed window to front with views over the garden and common land. Fitted cupboard.

Bedroom 3 3.59m (11ft 7in) x 3.18m (10ft 3in)

Double glazed window to front with views over the garden and common land.

Bathroom 1.78m (5ft 9in) x 2.89m (9ft 4in)

Double glazed window to rear. Re-fitted with a white suite comprising panelled bath with shower over and glazed shower screen. WC. Vanity unit with inset wash hand basin.

Outside

The main area of garden lies to the east front of the property, the garden being surrounded by a recently planted Beech hedge with a central gravelled path leading to the front door. Areas of lawn lie to the left and right of the central path, with a section planted with cottage garden plants including Hydrangeas and Roses towards the southern boundary. To the west side of the cottage is a small courtyard and wall, beyond which a bank slopes down to the minor country lane approaching the cottage.

Meadow & Bothy

Leading from the front garden and directly opposite the cottage is the main large rectangular area of land being sold with the cottage. This gently sloping area of land borders directly onto Peterstow Common. The land is bounded to all sides by ancient hedging and bushes, a series of trees to include apple, pear and plum and raspberry and blackberry canes. This area has also been planted with a wonderful mix of wild flowers and daffodils. Positioned to the south western corner of the land is a fine stone bothy, in our view this building is likely to be brought into full use by the new purchaser, making an ideal studio, home office/hobbies building/workshop.

OVERAGE CLAUSE

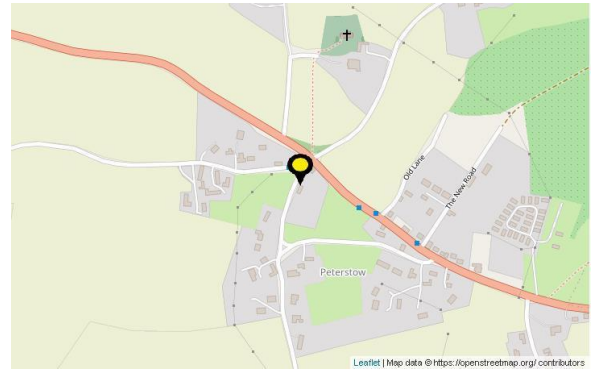
The previous owner of Penny Cottage was the Duchy of Cornwall Estate, the Duchy having bought the whole of the Herefordshire lands which in the 1700's was purchased by the Guys Hospital Estate. When the Duchy sold Penny Cottage to the current owner in 2022, the Estate placed a "Claw Back" or Overage Clause in the sale document. The clause effectively said that, should a future purchaser gain planning consent for residential development on the approx. 0.5 area of rectangular of land, highlighted in green on the plan, for the next 80 years, the Duchy would require payment of 50% of the enhanced value if planning permission should be granted. The precise wording of this clause will be made available to the potential purchaser of Penny Cottage.



Directions

WHAT3WORDS: ///boats.skirt.gravitate

Leave the western outskirts of Ross at Wilton roundabout (BP service station) taking the A49 to Hereford. After entering the village of Peterstow drive past the Yew Tree pub on the right, and past Peterstow Common on the left. Immediately after the common, turn 90 degrees up a country lane and after 75 yards the double parking space for Penny Cottage will be seen on the left hand side. The two spaces closest to the lane belong to the cottage. The furthest two spaces belong to adjacent Partridge Cottage.



Services

We have been advised that mains water and electricity are connected to the property. Oil central heating. Shared 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.

Full fibre is available to the property.

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 768320)

Council Tax

COUNCIL TAX BAND "C"

EPC

The EPC rating for this property is D (56).



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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:

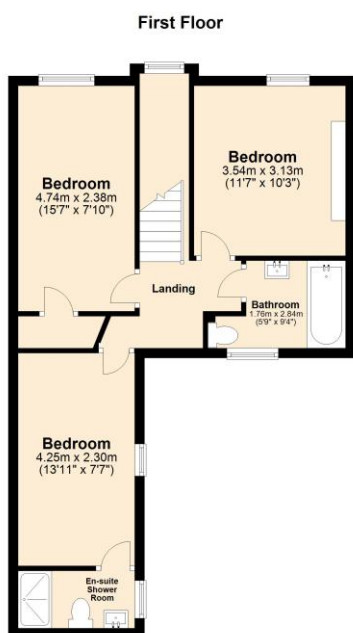
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details 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.



Floorplans:

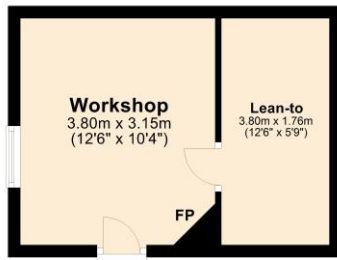


Total area: approx. 107.9 sq. metres (1161.0 sq. feet)



Outbuilding

Approx. 18.8 sq. metres (202.0 sq. feet)



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