



**A CHARMING COTTAGE, IN A QUIET YET HIGHLY ACCESSIBLE POSITION FILLED WITH CHARACTER AND MODERN BENEFITS INCL 14 PV PANELS & 2 SOLAR PANELS. EXCEPTIONALLY VERSATILE OUTBUILDINGS AND ATTRACTIVE GARDENS**

**EPC: C**

## Rock Cottage - Guide Price: £695,000

How Caple, Herefordshire HR1 4SS

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# Rock Cottage

## Location

Rock Cottage is situated on the edge of How Caple some 6 miles from the market and tourist town of Ross-on-Wye and approx. 11 miles from Hereford. Both Ross and Hereford provide a range of facilities including private and public schools and a train station. Some 4 miles away is the thriving village of Fownhope with its parish church, primary school, pubs, leisure centre, shop, post office and exceptionally well-regarded butchers!

## Property Description

Nestled amongst a small cluster of properties on a quiet country lane is this charming and most attractive cottage. Originally constructed in the late 17th Century, like most properties Rock Cottage has been extended and altered to meet the needs of its owners at the time.

Constructed of Herefordshire sandstone with a pitched, tiled roof, the accommodation is generous, and retains many of the original character features for example exposed timbers and high ceilings, whilst modern attributes have been added such as double glazing throughout, 14 PV Panels, 2 Solar Panels, together with a range of versatile outbuildings.

Approached through an entrance gate the driveway provides ample space for parking numerous vehicles, and instantly the peace and tranquillity of this location are evident.

The front door opens into the entrance lobby where one finds a cloaks and w.c. together with an exceptionally capacious storage cupboard ideal for outdoor clothing! From here one steps into the warm and welcoming hallway with Oak laminate flooring, which opens through to the drawing room and kitchen/dining room beyond. The drawing room is filled with character with a fireplace and wood burning stove to one end and a wonderful former fireplace and bread oven to the other. With an abundance of windows and French door, this room is also filled with natural light. The kitchen and adjacent dining area reveal character, exposed timbers, which combined with the modern Shaker style fitted kitchen make this area the real heart of the home. There is even a further wood burning stove in the kitchen for those cooler winter days!

To the first floor a doorway leads to the spacious master bedroom with vaulted ceiling, with adjacent family bathroom complete with roll top bath. With the addition of a door, this space has the potential to become a fantastic private suite of rooms. Further steps lead up to two additional charming bedrooms, both filled with character. There is a further smaller room, currently fitted with a range of storage and wardrobe space, making a fantastic dressing room, which could easily be transformed into a further shower room and w.c.

Outside, the current owners have added, and created, exceptionally versatile space. The double garage has been divided to provide a workshop/storage area together with a further space, currently used as an office/study which benefits from an Ultrafast-fibre connection, whilst to the rear of the garden is a 16' studio with extensive glazing to two sides, making this an ideal space for either a teenagers den, or a hobbies room/art studio.

The gardens are filled with a variety of mature trees including Horse Chestnut and Beech, an enclosed vegetable garden and a secluded, west-facing, paved sun terrace accessed from the kitchen, providing an ideal spot for alfresco dining or a glass of wine admiring the view across the paddocks beyond.

For those looking for an attractive cottage, situated in a peaceful yet highly accessible location we strongly recommend an in person viewing.

## ACCOMMODATION:

### Entrance Porch

Door to cloakroom. Large storage cupboard. Tiled floor.

### Cloaks & W.C

Hand basin and w.c. Heated towel radiator. Tiled floor.

### Entrance Hallway

A welcoming and spacious entrance with stairs leading to first floor. Oak laminate flooring and access to







#### **Lounge 8.14m (26ft 3in) x 4.00m (12ft 11in)**

A room filled with light from the double glazed dual-aspect windows (south and east facing) and east facing French doors. Beamed ceiling. Fireplace with inset wood burning stove and stone hearth. Feature former fireplace and bread oven. Carpets. Radiators. Steps to

#### **Study 2.73m (8ft 10in) x 2.37m (7ft 8in)**

Window to east elevation. Carpet and door through to

#### **Utility Room 3.72m (12ft) x 2.09m (6ft 9in)**

Large, shelved storage cupboards. Plumbing and space for washing machine and dryer. Sink and drainer. Cupboard with water tank. Grants oil fired central heating boiler. Tiled floor. Door to exterior.

#### **Dining Area 3.46m (11ft 2in) x 3.04m (9ft 10in)**

Wall and ceiling exposed timbers. Attractive built-in book/display cabinet with cupboards under. Oak laminate flooring. Access through to

#### **Kitchen/Breakfast Room**

Range of fitted cream Shaker Style units with Oak worktop over. Sink and drainer. Miele oven and hob. Neff microwave and extractor hood. Wood burning stove. Door to garden. Tiled floor. Windows to south and west elevation overlooking the gardens.

#### **Landing**

Attractive staircase leading to first floor landing

#### **Bedroom One 4.37m (14ft 1in) x 4.28m (13ft 10in)**

An attractive room with windows giving an outlook across the gardens to the paddocks beyond. Vaulted ceiling. Radiators. Oak laminate flooring.

#### **Family Bathroom**

A generous size with freestanding roll top bath, separate shower cubicle, pedestal hand basin and w.c. Part panelled walls. Attractive tiled floor. Heated towel radiator.

#### **Bedroom Two 4.03m (13ft) x 3.66m (11ft 10in)**

An attractive room with painted exposed wall timbers. Built in storage. Carpet. Radiator. Window.

#### **Bedroom Three 3.66m (11ft 10in) x 3.66m (11ft 10in)**

Painted exposed wall timbers. Windows to two elevations. Loft access. Carpet. Radiator.

#### **Dressing Room**

A range of storage and built in wardrobes. Window. Carpet.

#### **Garage 6.43m (20ft 9in) x 2.92m (9ft 5in)**

Wooden door opens into garage. Power and lighting.

#### **Office/Study 6.43m (20ft 9in) x 2.79m (9ft)**

Windows to two elevations and pedestrian door to the rear. Power, lighting and Ultrafast-fibre connected.

#### **Studio 5.24m (16ft 11in) x 3.75m (12ft 1in)**

A timber clad building with pitched roof. Floor to ceiling windows on two sides and fully glazed pedestrian door. Velux window. Lighting and power.

#### **Outside**

Approached through a wooden entrance gate, the tarmac drive leads to both the garage and the cottage. Lawned gardens surround the property planted with a range of mature trees, shrubs and borders planted with a range of herbaceous perennials. To the far end of the garden is an enclosed and fenced vegetable garden, and close by is a very functional composting area. An attractive paved sun terrace is accessed from the kitchen and provides an ideal seating area for alfresco dining.

#### **Services**

We have been advised that mains water and electricity are connected to the property. Oil central heating. 14 PV Panels & 2 Solar Panels. Private Drainage. Ultrafast-Fibre 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.



## Directions

From the Travellers Rest Roundabout at the end of the M50 take the A449 towards Ledbury. Just before the Old Gore traffic lights turn left onto the B4224 towards Fownhope. Continue along this road for approx. 1.5 miles and turn left signed How Caple Court. Continue along this road for approx. 1 mile where Rock Cottage will be found on the right hand side.

## Viewing

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



## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## Council Tax

COUNCIL TAX BAND "F"

## EPC

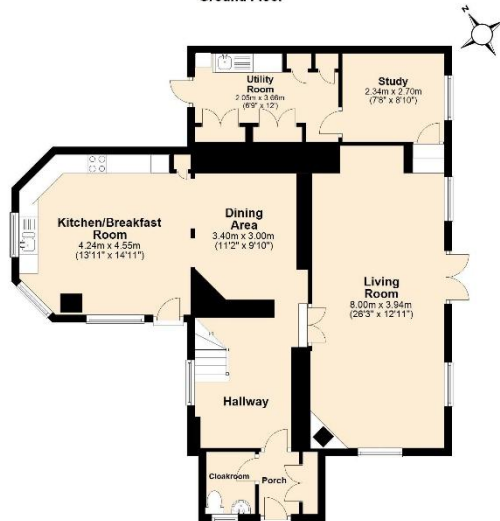
The EPC rating for this property is C (69)

## 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.

Ground Floor

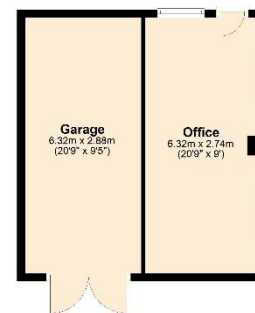


Total area: approx. 155.6 sq. metres (1674.6 sq. feet)

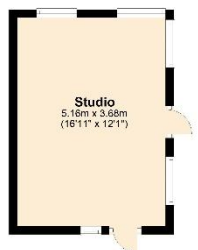
First Floor



Garage and Office



Studio



Total area: approx. 55.1 sq. metres (593.5 sq. feet)



Ross-on-Wye Office

30 Gloucester Road, HR9 5LE

## 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:

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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.

