



Bank Cottage, Ridgehill, Hereford, HR2 8AG  
Guide Price £525,000

# Bank Cottage Ridgehill Hereford

DETACHED COTTAGE IN A RURAL LOCATION WITH THE ADDED BONUS OF AN ATTACHED DOUBLE GARAGE WHICH, SUBJECT TO THE USUAL PERMISSIONS, CAN OFFER FURTHER ACCOMMODATION /WORK FROM HOME SPACE.

If you are looking for a quiet location yet convenient access to Hereford and all the amenities on offer then this is the property for you. The 3 bedroom detached cottage offers spacious living accommodation and opens out to a large terrace that offers beautiful views of the countryside beyond, the large lawn is enclosed by hedging and walking is available from your doorstep. The property also benefits from a detached garage and driveway parking. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS PROPERTY AND LOCATION.

- Stunning Countryside Views
- Detached Cottage
- 3 Bedrooms
- 2 Reception Rooms
- Double Garage & Driveway Parking
- Large Garden with Terrace & Hot Tub

## Material Information

**Guide Price** £525,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** E (44)

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

The property is situated along a lane (which has recently been re-surfaced and only used by three or four properties as there is no through access, therefore you are rural but not isolated and can even get take away deliveries to your door. The views to the rear are over countryside and if you enjoy walking then there are walks directly from your door. The accommodation briefly comprises, kitchen/breakfast room, cloakroom, sitting room, living room, three bedrooms and four piece family bathroom.

## Property Description

From the front door (rarely used) you are in the hallway with stairs to the first floor and doors in to all the ground floor rooms. The cloakroom has a toilet and wash hand basin, the kitchen/breakfast room has wall and base units with worktops and sink and drainer inset, space for range style cooker and side by side fridge and freezer, door to rear porch and door to rear garden. The living room has ceiling beams and bi folding doors overlooking and leading you in to the rear garden. The sitting room has ceiling beams and a large stone fireplace with a wood burning stove inset.

From the first floor landing you can access all three bedrooms and the main one has doors on to a balcony where you can take in the beautiful countryside views. The family bathroom comprises of a large walk in shower, free standing claw foot bath, toilet and pedestal was hand basin.

## Garden & Parking

The garden is enclosed by mature hedging and there is a large paved terrace to the rear and side of the property which is a gorgeous space for alfresco dining and entertaining as you have views over the surrounding countryside, there is also a hot tub that has a gazebo over and incorporates a bar area, three semi circular steps take you to the second large paved terrace that offers further seating or area for loungers and then four semi circular steps take you to the large lawn. There is a gate from the access lane to the front door of the cottage.

The double garage has two up and over doors, sink and space for a washing machine and houses the oil fired boiler. To the side of the garage there is driveway parking for 2 cars side by side, our Vendors also have two spaces available on the access lane. There is picket style fencing at the back of the driveway so the garden is dog and child safe, a gate and steps take you to the back door which is our Vendors usual access in and out of the property.

## Location

Ridge Hill is a rural hamlet, just two miles south east of the Cathedral City of Hereford where you will find a good selection of amenities, including shops, restaurants, cinema and all the major supermarkets including Waitrose, schools to suit all ages, as well as doctors and dentist. If you need to commute, Ross-On-Wye is about 12 miles South and here you can pick up the A40 which takes you to South Wales or the M50 which gives you access to Gloucestershire and the M5 motorway.

## Services

Mains electric and water, oil fired central heating and drainage to a septic tank. Full Fibre Community Broadband.

Herefordshire Council Tax Band - E

Tenure - Freehold.

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## Directions

From Hereford take the A49 South, towards Ross and turn left almost opposite the Grafton Hotel. Follow this road, up the hill and it then takes a sharp left turn, continue and take the second turning right, where we have a pointer board and follow this lane almost to the end where the property is on your left, last but one.

