

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DELIGHTFUL INDIVIDUAL DETACHED COUNTRY COTTAGE SITUATED IN A VERY PLEASANT SECLUDED RURAL LOCATION OFFERING SPACIOUS 3 BEDROOMED (ALL ENSUITE) ACCOMMODATION OF CONSIDERABLE CHARM AND CHARACTER BENEFITTING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING STANDING IN WONDERFUL MATURE GARDENS AND GROUNDS INCLUDING PADDOCKS, ORCHARDS AND A PRODUCTIVE VINEYARD PLUS A VERY EXTENSIVE RANGE OF OUTBUILDINGS, IN ALL EXTENDING TO APPROX. 3.75 ACRES INSPECTION ESSENTIAL. EPC: D

Baynhams Cottage - Guide Price: £995,000

Yatton, Ross-on-Wye, Herefordshire, HR9 7RF

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Baynhams Cottage

Location

Set amongst unspoilt Herefordshire countryside the property is conveniently located between Ledbury (approximately 7 miles) and Ross-on-Wye (approximately 5 miles) both of which provide an excellent range of amenities including a mainline railway station in Ledbury. The property is also well located for easy access to Hereford, Gloucester and Monmouth and the M50/M5 motorway network is accessible at Ross.

Property Description

Baynhams Cottage is a most attractive detached rural property located at the end of a long track surrounded by farmland.

The current owners have extended the property in recent years with a sympathetic light and airy two story extension and Baynhams Cottage now offers spacious accommodation of considerable charm and character with many fine period features including a wealth of exposed timbers, wooden latch doors and flagstone floors.

The well appointed accommodation benefits from oil fired central heating (external boiler) with underfloor heating on the ground floor in the extension, double glazing and 16 PV panels (with feed-in tariff).

It is arranged on the ground floor with a reception hall, study, a charming sitting room, separate living/dining room, utility room with WC off, fitted breakfast kitchen and a lobby/boot room. On the first floor, two separate staircases give access to three good sized Ensuite bedrooms.

A particular feature of the cottage is the wonderful mature well stocked garden, paddocks and productive vineyard which in all extend to approximately 3.75 acres.

The property also benefits from a very extensive range of outbuildings including a detached garage, large workshop and garden store.

A full inspection is considered essential by the agents to really appreciate this fine property and its wonderful location.

ACCOMMODATION:

Canopy Entrance Porch

Reception Hall

Having an oak front door with leaded side panels. Built-in cupboard. Flagstone floor. Exposed timbers.

Study 2.79m (9ft) x 2.01m (6ft 6in)

With radiator. Exposed timbers. Wooden flooring. Double glazed window to front.

Living Room 6.09m (19ft 8in) x 4.13m (13ft 4in)

Having a fitted wood burning stove with raised heath. Flagstone floor. Exposed timbers. Double glazed window to rear. Feature exposed timber opening through to kitchen.

Utility Room 3.10m (10ft) x 1.37m (4ft 5in)

Having a fitted deep glazed sink with base unit under. Drawer packs. Fitted cupboard. Granite worktop. Plumbing for washing machine. Extractor fan. Radiator. Quarry tile floor. Three double glazed windows to front.

WC Off

With extractor fan. Quarry tile floor.

Sitting Room 6.64m (21ft 5in) min. plus door recess and alcove x 3.75m (12ft 1in)

Having a feature inglenook fireplace with fitted wood burning stove. Alcove shelving. Exposed timbers. Two built-in cupboards. Two radiators. Stairs to first floor. Flagstone floor. Double glazed windows to front and rear. Wooden door leading to an enclosed rear porch.

Breakfast Kitchen 8.37m (27ft) max. x 6.35m (20ft 6in) max. plus stairs

Well fitted with an extensive range of contemporary units comprising a large island bar with inset deep glazed sink base units and drawer packs. Further contrasting drawer packs. Tall pull-out cupboards. Work surfaces. Built-in double oven and warming drawer. Fitted ceramic hob. Integral fridge freezer.





Plumbing for dishwasher. Radiator and part underfloor heating. Exposed timbers. Second staircase to first floor with built-in understairs cupboard. Double glazed windows to front side and rear. Double glazed bi-fold doors to rear. Further double glazed double doors giving access to the rear terrace.

Lobby/Boot Room 2.06m (6ft 8in) x 1.83m (5ft 11in)

With a fitted deep glazed sink, drawer packs and worktops. Extractor fan. Tiled floor. Double glazed window to front. Stable door to side.

Main Landing

With access to roof space. Exposed timbers. Radiator. Double glazed windows to front and rear with fine outlook.

Bedroom 1 5.14m (16ft 7in) x 4.13m (13ft 4in) max. into door recess

With a range of built-in wardrobes. Exposed timbers. Double glazed windows to side and rear enjoying a fine outlook.

Ensuite Bathroom

Fitted with a claw-foot bath, large tiled shower cubicle, inset wash basin with drawers under and a WC. Chrome heated towel rail. Radiator. Extractor fan. Exposed timbers. Airing cupboard with lagged cylinder. Double glazed windows to front and side.

Bedroom 2 3.92m (12ft 8in) x 3.69m (11ft 11in)

With two fitted double wardrobes. Radiator. Double glazed windows to front and rear with fine outlook.

Ensuite Shower Room

Fitted with large walk-in shower, inset wash basin with drawer under and a WC. Chrome ladder radiator. Extractor fan. Tiled surrounds and floor.

Second Landing

With double glazed windows to front and side.

Bedroom 3 5.40m (17ft 5in) max. x 3.97m (12ft 10in)

With radiator. Two Velux roof windows. Double glazed double doors to rear with glazed French balcony enjoying a wonderful outlook.

Wet Room

Fitted with a shower, inset wash basin with drawers under and a WC. Shaver point. Extractor fan. Chrome ladder radiator. Velux roof window.

Outside

Baynhams Cottage is accessed via a long shared track from the main road. This leads to a remote control 5-bar gate opening onto a sweeping stoned driveway to the front of the cottage flanked by lawns and having a feature cider mill stone.

To the rear there is a most attractive large flagstone terrace, lawned garden area being very well stocked with a wide selection of established plants and shrubs, raised beds, a feature pond and stone gazebo. There is also a raised netted vegetable garden and netted fruit patch in addition to a large POLY TUNNEL.

Beyond the garden area there is a small cider apple orchard and a fenced paddock with cow shed and pond. There is a further small paddock on the other side of the entrance track.

A small stream runs along the northern boundary and running down one side of the plot there is a productive VINEYARD with three varieties of grape - a white Phoenix and two reds, Regent and Cabernet Cortis.

Baynhams Cottage has a very extensive range of outbuildings including a large insulated detached GARAGE (25'4 x 22) with light and power. To the rear there is an attached open fronted TRACTOR SHED and WOOD STORE.

There is also a very large WORKSHOP and large GARDEN STORE along with a TOOL STORE. There is a SMOKE HOUSE and an unusual QUAIL HOUSE and CHICKEN HOUSE.

Services

We have been advised that mains electricity connected to the property. There is a private drainage system and a well water supply to the cottage. In addition there is a bore hole water supply for external use. 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.

Directions

WHAT3WORDS

Wisdom.cassettes.eyebrows

The approach from Ledbury is via the A449 Ross Road. Proceed through the village of Much Marcle and the hamlet of Yatton. As the road begins to climb, at the first 'S' bend the driveway leading down to Baynham's Cottage will be found on the left hand side.

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 formerly 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 Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "F"

EPC

The EPC rating for this property is D (59)



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