

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A CHARMING END OF TERRACE COUNTRY COTTAGE SITUATED IN A DELIGHTFUL RURAL LOCATION SURROUNDED BY OPEN FARMLAND WITH FANTASTIC FAR REACHING VIEWS TOWARDS MAY HILL AND THE FOREST OF DEAN OFFERING CHARACTERFUL ACCOMMODATION WITH TWO BEDROOMS, OPEN PLAN LIVING/DINING/KITCHEN, SOUTH FACING GARDEN, EXCELLENT RANGE OF OUTBUILDINGS AND DRIVEWAY PARKING.**

**VIEWING ESSENTIAL. EPC C.**

## 1 Bamford Cottages – Guide Price £325,000

Upton Bishop, Ross-on-wye, Herefordshire, HR9 7TT



# 1 Bamford Cottages

## Location & Description

1 Bamford Cottages lies on the southern outskirts of the thriving village of Upton Bishop, approximately 11 miles from the bustling market town of Ledbury and 4 miles from the tourist town of Ross On Wye. Within the village itself there is a wonderful local pub The Moody Cow, which is within walking distance, modern village hall, church and a regular bus service along the Daffodil Line to Ledbury, Ross On Wye and Newent. There is access to the M50 motorway at either Junction 4 or Junction 3 bringing Gloucestershire and the Midlands into easy reach.

## Property Description

Believed to date back to the early Victorian period, 1 Bamford Cottages is a charming country cottage nestled within the beautiful Herefordshire countryside affording wonderful far reaching views across surrounding farmland towards May Hill and the Forest Of Dean. The property is beautifully appointed throughout and boasts many fine character features including extensive exposed beams, panelled walls, wooden latch internal doors, exposed floorboards and a striking fireplace with wood burning stove.

Benefitting from double glazing and electric panel heaters, the accommodation comprises an open plan living/dining room, kitchen, contemporary shower room with underfloor heating, double bedroom and further second bedroom, which is currently used as a dressing room.

Outside, the property is approached via a shared access which leads to an area of parking for up to two vehicles. The rear garden enjoys a sunny south facing aspect with pockets of interest in every corner. There is an excellent range of **OUTBUILDINGS**, all with power connected, and a superb **STUDIO/SUMMER HOUSE**.

An early inspection is essential.

The accommodation with approximate dimensions is as follows:

### Canopy Porch

Part glazed stable door to

### Open Plan Living/Dining Room 4.68m (15ft 1in) x 4.57m (14ft 9in)

Front facing window, exposed ceiling beams, electric panel heater, TV point, wood effect flooring. Feature exposed brick fireplace with brick hearth and inset wood burning stove. Stairs to first floor with understairs cupboard. Open to

### Kitchen 3.25m (10ft 6in) x 2.99m (9ft 8in)

Classic country kitchen fitted with a range of white shaker style units with solid wood work surfaces over, inset stainless steel sink drainer unit and tiled surrounds. Electric Everhot **COOKER** with two ovens and hot plate. Space for fridge freezer, space for dishwasher, space for washing machine. Rear facing window overlooking the garden, recessed





spotlights, Travertine tiled floor. Part glazed stable door to outside.

### Shower Room

Suite comprising large walk in shower enclosure with tiled surround, pedestal wash hand basin, low level WC. Opaque glazed rear facing window, recessed spotlights, extractor fan, chrome ladder style towel rail, tiled floor with electric underfloor heating. Built in airing cupboard with pressurized hot water cylinder and slatted shelving.

### First Floor Landing

Recessed spotlight, fitted storage. Doors to

### Bedroom 1 5.01m (16ft 2in) x 2.42m (7ft 10in)

Front facing window, Velux roof light with wonderful far reaching views across the surrounding open countryside. Recessed spotlights, electric panel heater, decorative exposed brick fireplace, panelled wall, original exposed floorboards.

### Bedroom 2/Dressing Room 3.44m (11ft 1in) x 1.99m (6ft 5in)

Currently used as a dressing room.

Velux roof light with fantastic far reaching rural views. Recessed spotlights, panelled wall, built in open wardrobes with hanging rails and shelving, original exposed floorboards. Access to eaves storage.



### Outside

1 Bamford Cottages is approached via a shared access leading to a tarmac driveway providing off road parking for two vehicles with a pedestrian gate leading to the front door.

To the rear of the property there is a delightful cottage garden, which enjoys fantastic far reaching views across the surrounding farmland towards May Hill and the Forest Of Dean. The garden is attractively arranged with areas of lawn bordered by mature beds bursting with colour. For keen gardeners, there is a productive vegetable patch planted with a variety of berries. There is a paved seating area almost immediately adjacent the property, which is ideal for outside dining and entertaining.

Within the grounds there is also a substantial timber framed **SUMMER HOUSE/STUDIO** (15'6" x 11'7") with a decked veranda. The studio is ideal as a home office/gym and benefits from insulation, extensive glazing and a wood burning stove. There are ample power points and outside lighting.

### OUTBUILDINGS

There are an excellent range of outbuildings including:

**Store One** (11'2" x 8'3")

**Store Two** (10'9" x 6'0")

**Store Three** (13'3" x 6'0")

The outbuildings all have power and light connected.



## Directions

What3Words: **chill.legend.blown**



## Services

We have been advised that mains electricity and water are connected to the property. Drainage is to a shared septic tank. Full fibre broadband is available within the village but not yet connected to 1 Bamford Cottages. 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 Ledbury Office (Tel: 01531 634648).

## Council Tax

COUNCIL TAX BAND "C"

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 C (75)



TOTAL FLOOR AREA: 1157 sq ft (107.5 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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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.
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