



**Dial Cottage Bannuttree Lane**  
**Ross-On-Wye HR9 6AJ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Dial Cottage Bannuttree Lane

Guide Price £665,000

## Ross-On-Wye HR9 6AJ

**EXCEPTIONALLY WELL PRESENTED, QUIRKY AND CHARACTERFUL FOUR BEDROOM THREE STOREY FAMILY HOME offering UNIQUE CHARM combined with MODERN CONVENIENCES with RECLAIMED AND VINTAGE FINISHING TOUCHES.**

A 25 minute walk takes you into the busy market town of Ross-on-Wye which offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library, Bridstow Primary school is just a 5 minute walk away.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham. There are regular bus services to the surrounding areas.

Benefits include EN-SUITE TO MASTER BEDROOM, DOUBLE LENGTH GARAGE, PARKING, FIFTH OF AN ACRE PLOT ENJOYING LANDSCAPED GARDENS AND ELEVATED VIEWS.



## ENTRANCE HALL

8'03 x 7'09 (2.51m x 2.36m)

Via double glazed door, ornate tiled floor, stairs to the first floor, vaulted ceiling, front and side aspect windows. Door to:

## LOUNGE

12'09 x 11'06 (3.89m x 3.51m)

Fireplace housing a cast iron log burner, exposed wooden floorboards, picture rail, tv point, telephone point, openreach point, front aspect window. Door to:

## OPEN PLAN LIVING AREA

## SITTING ROOM

12'09 x 11'06 (3.89m x 3.51m)

Built-in shelving, under stairs storage cupboard, tiled floor, inset ceiling lights, front aspect window enjoying lovely views. Opening through to:

## FAMILY KITCHEN/DINING AREA

24'00 x 16'07 (7.32m x 5.05m)

Contemporary rustic finish with feature wood panelled vaulted ceiling, handmade kitchen comprising a range of base and wall mounted units, slate worktops, exposed brick splashbacks, gas fired Range oven, double bowl Belfast sink unit with mixer tap, plumbing for dishwasher, integrated fridge and freezer, inset ceiling lights, tiled floor, rear aspect sliding doors enjoying views over the gardens. Door to:

## UTILITY

7'09 x 5'04 (2.36m x 1.63m)

Valiant LPG fired combination central heating and domestic hot water boiler, plumbing for washing machine, space for further appliance, tiled floor, side aspect window. Opening through to:

## SHOWER ROOM

7'08 x 5'03 (2.34m x 1.60m)

Large walk-in double shower cubicle with overhead and detachable shower, sink unit with mixer tap, w.c., extractor fan, spotlighting, tiled floor, velux roof light.





FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

**LANDING**

Turning staircase leading off, rear aspect window.

**BEDROOM 2**

**13'00 x 11'09 (3.96m x 3.58m)**

Door to over stairs walk-in wardrobe with hanging rails, shelving and front aspect window. Single radiator, inset ceiling lights, front aspect window enjoying elevated views over countryside.

**BEDROOM 3**

**12'09 x 11'09 (3.89m x 3.58m)**

Single radiator, inset spotlights, front aspect window enjoying elevated views over countryside.

**BEDROOM 4**

**9'07 x 7'09 (2.92m x 2.36m)**

Single radiator, inset lighting, rear aspect window.

**FAMILY BATHROOM**

**9'03 x 7'08 (2.82m x 2.34m)**

White suite comprising claw bath, w.c., wash hand basin with mixer tap, walk-in shower cubicle with overhead and detachable shower, chrome heated towel rail, thermostat controls, tiled floor, tiled walls, inset lighting, rear aspect frosted window.

FROM THE LANDING, TURNING STAIRCASE LEADS TO THE SECOND FLOOR:

**LANDING**

Rear aspect velux roof light. Door to:

**MASTER SUITE**

**21'00 x 16'09 (6.40m x 5.11m)**

Built-in wardrobe, additional storage, part parquet flooring, inset lighting, rear aspect dormer window and velux roof light. Door to:

**EN-SUITE SHOWER ROOM**

**9'05 x 8'08 (2.87m x 2.64m)**

Large walk-in double shower cubicle with overhead and detachable shower, parquet flooring, sink unit, w.c., lighting, rear aspect velux roof light.



## OUTSIDE

There is a driveway providing OFF ROAD PARKING FOR THREE-FOUR VEHICLES which lead to an ATTACHED GARAGE 23'04 x 7'06 (7.11m x 2.29m) via glazed double doors, shelving and storage, tri-folding glazed wooden doors to the gardens.

The front gardens have a wrought iron pedestrian gate with steps and pathway to the front door, landscaped cottage gardens with a variety of plants, shrubs, bushes and trees, a sunken lpg tank and gravelled seating area.

Gated side access with gravelled area lead to the rear garden which has a paved patio area, former Marley Garage 18'02 x 8'02 (5.54m x 2.49m) which has been opened up and used as an indoor/outdoor seating area with power and lighting, further shed. The gardens comprise a large expanse of lawn, wild flower area, swaythes of beautifully tended mature borders planted with mature Acers, further hedging, shrubs, flowers and trees, vegetable area with fruit trees, greenhouse, wooden pergola, wooden SUMMER HOUSE/POTTING SHED 9'05 x 5'09 (2.87m x 1.75m) with canopied seating area to the front. At the top of the garden are gravelled and wood chips pathways dissect the various beds with gardens being enclosed by wooden panelled fencing.

## SERVICES

Mains water, electricity and drainage. LPG central heating.

## WATER RATES

Metered.

## LOCAL AUTHORITY

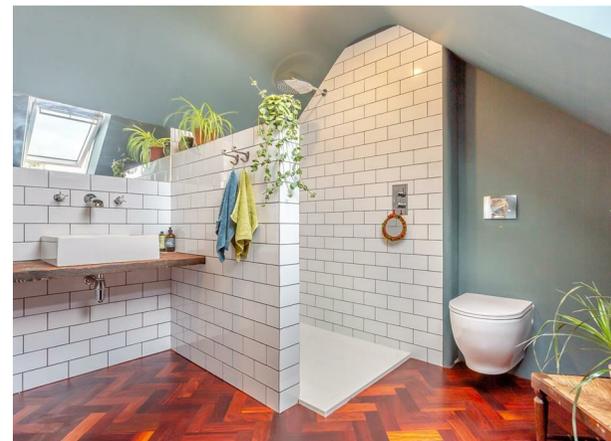
Council Tax Band: E  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





## DIRECTIONS

From the Wilton roundabout at Ross-on-Wye take to A49 towards Hereford then first left onto Bannuttree Lane where the property can be found on the right hand side.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



Dial Cottage, Bridstow, Ross-on-Wy  
 Approximate Gross Internal Area  
 Main House = 163 Sq M/1755 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 178 Sq M/1916 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-64) D				(55-64) D			
(39-54) E				(39-54) E			
(21-38) F		44	61	(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys