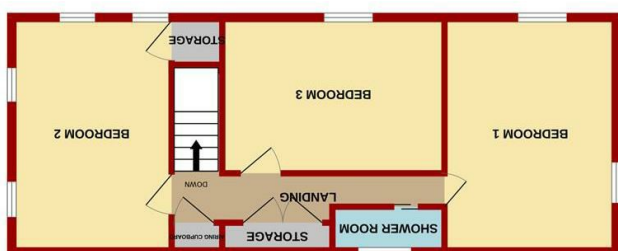
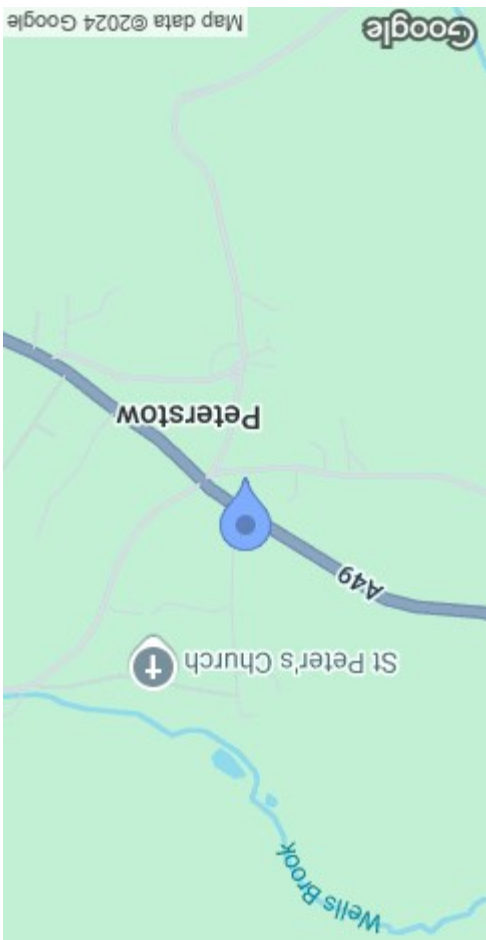




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A 92-100 kWh/m²/yr B 81-91 kWh/m²/yr C 69-80 kWh/m²/yr D 55-68 kWh/m²/yr E 46-54 kWh/m²/yr F 39-45 kWh/m²/yr G 34-38 kWh/m²/yr	 A 1-10 tCO ₂ /yr B 11-15 tCO ₂ /yr C 16-20 tCO ₂ /yr D 21-25 tCO ₂ /yr E 26-30 tCO ₂ /yr F 31-35 tCO ₂ /yr G 36-40 tCO ₂ /yr



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mirotopix ©2024



Guide Price £475,000

A CHARMING GRADE II LISTED THREE BEDROOM DETACHED BLACK AND WHITE CHARACTER COTTAGE dating back to the EARLY 1700's, with LARGE GARDENS of JUST OVER HALF AN ACRE having POTENTIAL FOR FURTHER IMPROVEMENT, VILLAGE SETTING between ROSS-ON-WYE and HEREFORD, all being offered with NO ONWARD CHAIN.

Peterstow is a small village to the west of Ross-On-Wye and has a church and a public house. Two miles away, the busy market town of Ross-on-Wye offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library.

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.



Enter the property via half glazed wooden door into:

ENTRANCE PORCH

8'2 x 7'3 (2.49m x 2.21m)

Tiled floor, exposed external timberwork, front and side aspect windows. Through further frosted wooden front door into:

ENTRANCE VESTIBULE

Thermostat control, stairs leading off, exposed timberwork.

KITCHEN / BREAKFAST ROOM

14'7 x 10'3 (4.45m x 3.12m)

Base and wall mounted units, laminated worktops and tiled splashbacks, one and a half bowl Belfast sink unit with mixer tap, integrated oven with four ring halogen hob and extractor fan over, integrated dishwasher, under counter fridge, double radiator, door to understairs pantry with rear aspect window, front / side and rear aspect windows and exposed beam.

LOUNGE

15'3 x 13'3 (4.65m x 4.04m)

Stone fireplace with flagstone hearth, inset Woodwarm cast iron log burner, exposed ceiling and wall timbers, two radiators, front and rear aspect windows, thumb latch door to:

STUDY

9'1 x 8'3 (2.77m x 2.51m)

Two radiators, two front aspect windows. Thumb latch door to:

BATHROOM

11'10 x 5'0 (3.61m x 1.52m)

Wood panel bath with mixer tap and shower detachment, WC, vanity wash hand basin with cupboards below, louvre doors to airing cupboard with single radiator, slatted shelving and storage space, tiled floor, tiled walls, chrome heated towel rail, two rear aspect frosted windows.

SIDE PORCH

7'6 x 3'9 (2.29m x 1.14m)

Plumbing for washing machine, worktop area, front / side and rear aspect windows, side aspect stable door.

FROM THE ENTRANCE VESTIBULE, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Airing cupboard with lagged hot water tank, louvre doors to built-in landing storage area, exposed beamwork.

BEDROOM 1

14'3 x 13'6 (4.34m x 4.11m)

Double radiator, exposed beams, access to roof space, front and side aspect windows.

BEDROOM 2

16'5 x 10'5 (5.00m x 3.18m)

Exposed ceiling and wall beams, double radiator, single radiator, TV point, door to overstairs storage wardrobe, front and two side aspect windows.

BEDROOM 3

13'6 x 9'9 (4.11m x 2.97m)

Exposed ceiling and wall timbers, single radiator, front aspect window.

SHOWER ROOM

7'0 x 2'9 (2.13m x 0.84m)

Single shower cubicle with Triton electric shower, accessed via concertina glazed door, wall mounted wash hand basin with mixer tap, WC, tiled floor, tiled splashbacks, chrome heated towel rail, rear aspect frosted window.

OUTSIDE

Off road parking for at least four vehicles. The property has a range of outbuildings offering potential for renovation or conversion (subject to relevant planning consents) to include:

- Outside WC with sink and toilet (currently not in use);
- Wood Store, Coal Store;
- Two Workshop Areas with power and lighting.

The property is set within a generous plot of just over half an acre and briefly comprises of large swathes of lawn, oil tank, pond and an impressive array of mature trees. The gardens offer good levels of privacy and are enclosed by wood panel fencing and hedging, outside lighting and water tap.

SERVICES

Mains water and electricity, septic tank, oil-fired heating.

WATER RATES

Welsh Water - to be confirmed.

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, take the A49 towards Hereford. Upon entering the village of Peterstow, turn left and take the first right where Stonecrop can be found on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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