



Brooklyn Cottage Bill Mills
Pontshill, Ross-On-Wye HR9 5TH



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £360,000

AN EXCEPTIONALLY PRESENTED SPACIOUS and CHARACTERFUL THREE BEDROOM COTTAGE, NEW KITCHEN and BATHROOM, SUN ROOM, EN-SUITE BEDROOM, 80' REAR GARDEN situated in a HIGHLY SOUGHT AFTER SEMI-RURAL HAMLET with OFF ROAD PARKING.

Pontshill is approximately 2 miles away from Lea where a Shop, Post Office, Public House, Church and a Junior School can be found.

The 'Olde Worlde' Market Towns of Newent and Ross-on-Wye are approximately 9 miles and 5 miles away respectively offering more comprehensive amenities to include Shopping and Recreational facilities and also a choice of Education is available.





Enter the property via glazed wooden front door into:

ENTRANCE PORCH

Door to under stairs storage cupboard. Through further glazed French doors into:

ENTRANCE HALL

13'6 x 8'3 (4.11m x 2.51m)

Inset spotlighting, turning staircase leading off, single radiator, glazed wooden door into:

KITCHEN

13'0 x 8'9 (3.96m x 2.67m)

Re-fitted to comprise of a range of modern base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl Belfast sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, integrated double oven with induction hob and extractor fan, integrated fridge / freezer, wooden flooring, inset spotlighting, double radiator, front and rear aspect windows. Glazed wooden French doors into:

LOUNGE (L SHAPED)

17'6 x 18'0 max (5.33m x 5.49m max)

Brick fireplace with inset cast iron log burner, tiled hearth, TV point, double radiator, rear aspect bay window. Double glazed wooden French doors into:

SUN ROOM

10'1 x 7'9 (3.07m x 2.36m)

Polycarbonate roof, wall light fittings, double radiator, tiled floor, rear aspect double glazed wooden French doors leading to the patio and gardens, rear aspect windows.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Large landing space with built-in wardrobe units, single radiator, access to insulated roof space, doors to large over stairs cupboard.

MASTER BEDROOM

14'5 x 13'9 narrowing to 8'1 (4.39m x 4.19m narrowing to 2.46m)

TV point, single radiator, two large Georgian style windows to the front aspect, rear aspect window offering lovely views towards Howle Hill.

BEDROOM 2

10'8 x 10'6 (3.25m x 3.20m)

Single radiator, rear aspect window. Door to:

EN-SUITE

5'0 x 4'3 (1.52m x 1.30m)

Modern suite comprising of a corner shower cubicle with inset shower unit, WC, wall mounted wash hand basin, extractor fan, spotlighting, heated towel rail.

BEDROOM 3

8'1 x 7'6 (2.46m x 2.29m)

Telephone point, single radiator, rear aspect window.

BATHROOM

6'9 x 5'3 (2.06m x 1.60m)

Re-fitted to comprise of a wood panelled bath with overhead and detachable hand shower, vanity wash hand basin with cupboard below, mixer tap, built-in WC, tiled splashbacks, heated towel rail, panelled ceiling with inset spotlighting.

OUTSIDE

To the front of the property, a gated pedestrian access and steps lead to the front courtyard, laid with flagstones and enclosed by brick walling, with door to BOILER CUPBOARD housing the Worcester oil-fired combi boiler providing the hot water and central heating and containing the consumer unit. The oil tank is also situated at the front. There is one allocated off road parking space with an EV charging point, outside lighting, canopy entrance area.

The rear gardens comprise of a gravelled seating area, wooden built garden shed, outside water tap, gas bottle point (currently not in use), patio pathway leading to the very rear where there is a purple slate area, enclosed vegetable garden, planted borders, berry and wild flower garden areas, large expanse of lawn. The gardens are enclosed by brick and stone walling and wood panel fencing, with gated access to the rear to communal area, outside power and

lighting, water butts. The current vendors have built a gabion basket on the rear bank to protect the integrity of the bank from the stream running behind the property. The rear garden measures approximately 80ft in length.

AGENT'S NOTE

The property had water ingress in December 2020 due to extreme weather conditions. Please note that substantial work has been carried out to mitigate this and a number of robust measures taken. Please contact the office for further details.

SERVICES

Mains water and electric. Septic tank drainage. Oil-fired heating.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: F
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

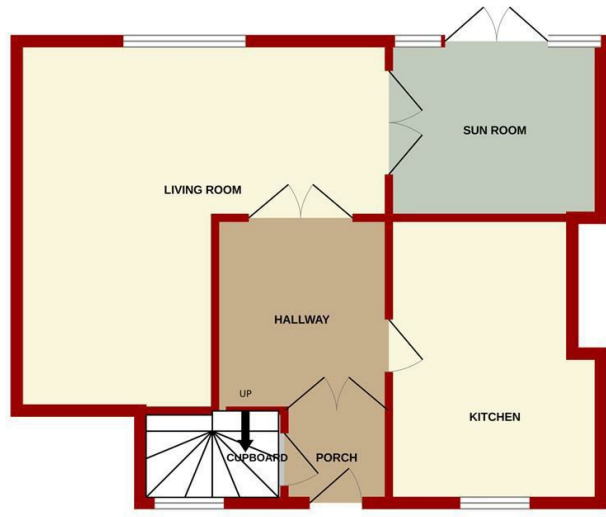
From Ross-On-Wye, proceed out along the A40 towards Lea. Go through the village of Weston Under Penyard into Ryeford, turning left into Lapsley Drive. Continue into Bill Mills where the property can be found on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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



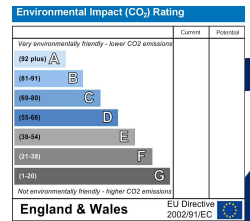
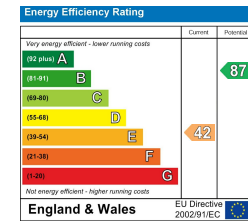
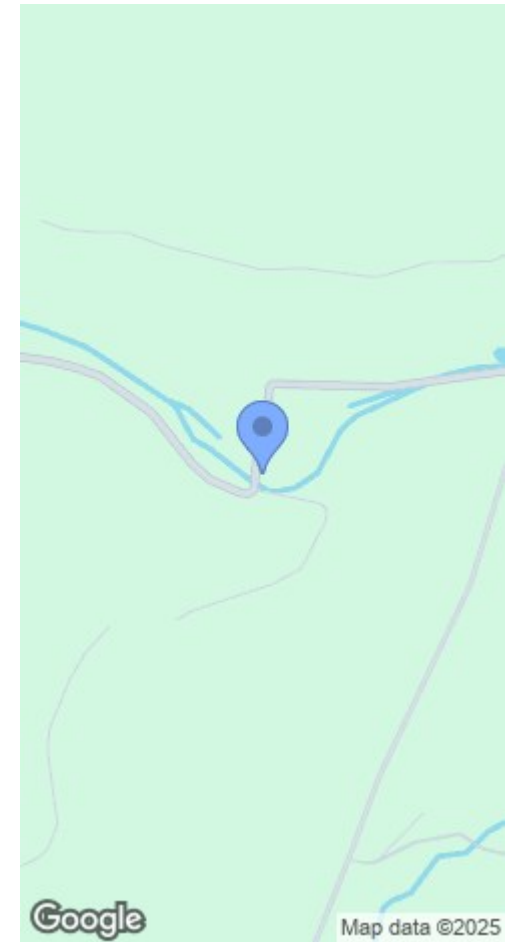
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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