



The Cottage Brampton Road
Ross-On-Wye HR9 7HY



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£400,000

A truly charming and wonderfully attractive three bedroom semi-detached cottage ideally situated in a peaceful location on the fringes of Ross on Wye offering deceptively spacious and quirky accommodation throughout. The cottage has its roots as far back as c.1750 and this sense of age and character has been thoughtfully retained and cleverly blended with more modern additions.

The front porch leads into the 21' living room with multi-fuel burner, from here you have access to the office/snug, kitchen and separate cosy dining room. Off the kitchen is the utility room/rear hallway which leads to the downstairs w.c. and the rear garden. Upstairs, a large central split-level landing gives access to the master bedroom suite, two further good sized bedrooms and the family bathroom.

The property enjoys a good-size west-facing enclosed garden, off-road parking for two vehicles, easy access into Ross and is within close walking distance of the sought after primary and secondary schools. The A40 is also nearby for those needing to commute.



FRONT PORCH

Of part brick and timber glazed construction, quarry tile flooring, inner door leads into;

LIVING ROOM

21'00 x 12'08 (6.40m x 3.86m)

A spacious room bursting with character, feature stone inglenook fireplace with multi-fuel burner on a raised hearth, wood beams, quarry tile floor, radiator, stairs leading to the first floor landing, sash window to the front aspect. From the living room you have access to the office/snug, dining room and the kitchen.

OFFICE/SNUG

11'02 x 9'00 (3.40m x 2.74m)

Feature Victorian fireplace with exposed stone alcoves, wood flooring, radiator, sash window to front aspect.

DINING ROOM

11'00 x 8'03 (3.35m x 2.51m)

A cosy room with feature stone wall and wood beams, quarry tiled floor, alcove with fitted shelving, radiator, open window through to the kitchen.

KITCHEN/BREAKFAST ROOM

14'02 x 11'01 (4.32m x 3.38m)

Farmhouse style fitted base level units with wood worktops and tiled splashbacks, Belfast sink, freestanding electric oven with gas hob, space for a fridge/freezer, radiator, ceramic herringbone flooring, two windows to the rear aspect overlooking the garden, door leads into;

UTILITY ROOM/REAR HALLWAY

Plumbing for washing machine, wall mounted gas-fired combi boiler, continuation of the ceramic herringbone flooring, door and window lead out to the garden. Door into;

DOWNSTAIRS W.C

W.C., pedestal handbasin with tiled splash-backs, radiator, continuation of ceramic herringbone flooring.

LANDING

A large space with wood flooring, Velux skylight, radiator, doors and steps leading into the three bedrooms and family bathroom.





BEDROOM ONE

15'05 x 11'00 (4.70m x 3.35m)

Pair of fitted double wardrobes, radiator, two windows to the rear aspect overlooking the garden, door into;

ENSUITE SHOWER ROOM

10'10 x 3'09 (3.30m x 1.14m)

Double width walk-in shower with tiled surround, pedestal handbasin with splashback, w.c, radiator, ceramic tiled floor, obscured window to rear aspect.

BEDROOM TWO

12'02 max x 11'00 max (3.71m max x 3.35m max)

Built in wardrobe, radiator, loft hatch to loft space, window to front tree-lined aspect.

BEDROOM THREE

11'01 x 9'01 (3.38m x 2.77m)

Built in storage cupboard, wood flooring, radiator, window to front tree-lined aspect.

FAMILY BATHROOM

10'08 x 8'00 (3.25m x 2.44m)

P-shaped bath with electric shower over and tiled surround, pedestal handbasin with tiled splashbacks, w.c, wood flooring, radiator, Velux skylight.

OUTSIDE

The Cottage is located in a slightly elevated aspect from the pavement and quiet country lane, offering privacy. The front garden is accessed via a wrought iron gate and steps being mostly laid to lawn with attractive wild flower borders, and is enclosed by a mixture of fencing and hedging.

The west-facing rear garden is a real sun trap and enjoys a great degree of seclusion. It is mostly laid to lawn with attractive flower borders and trees with seating areas ideal for relaxing. A path and gate at the end of the garden leads to the covered parking area suitable for parking two vehicles and plenty of additional space. From here there is access to a useful workshop/outbuilding. The parking is accessed via First Avenue at the rear of The Cottage.



ROSS ON WYE

Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.

SERVICES

Mains Water, Drainage, Electricity, Gas.

Full Fibre & Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

LOCAL AUTHORITY

Council Tax Band: D

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

WATER RATES

Welsh Water- Rate TBC

TENURE

Freehold





DIRECTIONS

From the Travellers Rest roundabout, continue along the A449 in the direction of Ross-on-Wye. At the next roundabout take the 2nd exit onto Ledbury Road/B4234, proceed along here taking the first right onto Three Crosses Road. Continue along, passing John Kyrle High School on your right hand side, all the way to the junction with Brampton Road. Turn right and continue along this road for just under half a mile, passing Brampton Primary School and crossing over the bridge where the property will be found on the left hand side. Parking for The Cottage is found off First Avenue. Location can be found using What 3 Words: boils.slammed.topped

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

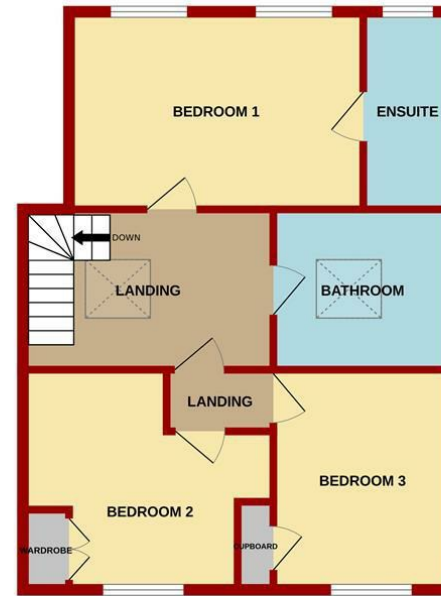
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



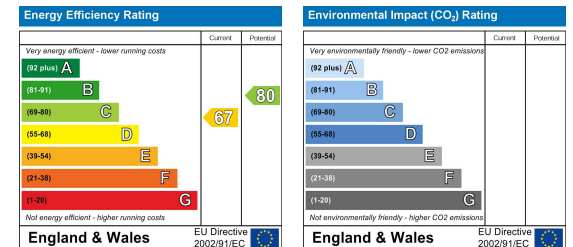
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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