



Lily Cottage
Hope Mansell, Ross-On-Wye HR9 5TT



STEVE GOOCH
ESTATE AGENTS | EST 1985

Lily Cottage

£750,000

Hope Mansell, Ross-On-Wye HR9 5TT

Welcome To Lily Cottage, A Spectacular 3-Bedroom Detached Country Cottage Offering 1,905sq.ft Of Spacious Accommodation Nestled Amongst Woodland On The Outskirts Of Hope Mansell Enjoying Outstanding Views Of Rolling Countryside And Boasting Gardens And Grounds Of 0.54 Acres. If You Are Looking For A Property Ready To Enjoy, In A Peaceful Rural Setting, Look No Further.

The Property Has Recently Undergone Many Improvements That Include An Extension To The Kitchen/Dining Space And The Addition Of A Utility Room. The Gardens Are Designed To Invite In Nature With Many Bees And Butterflies Seen Enjoying The Wild Flowers. There Is An Old Stone Cider Barn That Has Previously Had Planning Permission Passed To Convert Into Further Accommodation.

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.





Front aspect door leads into;

ENTRANCE HALL/BOOT ROOM

10'01 x 9'01 (3.07m x 2.77m)

Fired Earth tiled flooring, radiator, side aspect window, door leads into the kitchen/diner and cloakroom;

CLOAKROOM

Low level w.c, vanity washbasin, radiator, continuation of the tiled floor, extractor, obscured side aspect window.

SPACIOUS KITCHEN/DINER

28'00 x 19'08 (8.53m x 5.99m)

Featuring a bespoke high quality Wren kitchen comprising an array of wall and base mounted cabinets with solid oak worktops, double butler style washbasin unit including Quooker boiling water tap. Integral appliances include a Neff electric oven with integrated microwave, AEG induction hob with decorative tiled splashbacks, Bosch dishwasher, wine chiller and a plumbed in AEG American style fridge/freezer. Mandarin Stone Egyptian limestone tiled flooring with underfloor heating, radiators, led spotlights. French doors lead out to the patio and are flanked by full height windows providing stunning views of rolling countryside allowing natural light to flood the room. Rear aspect window. Doors lead off to the utility, living room and snug.

UTILITY

11'02 x 6'06 (3.40m x 1.98m)

Matching Wren cabinets with fitted oak worktop and a butler washbasin unit, plumbing for washing machine, space for further fridge/freezer and tumble dryer, led spotlights, radiator, continuation of the tiled flooring, rear aspect door leads to the garden.

LIVING ROOM

15'03 x 13'07 (4.65m x 4.14m)

A comfortable space to relax featuring radiators, led spotlights, rear aspect French doors leading to the garden, door leads through to the snug.

SNUG

12'09 x 12'07 (3.89m x 3.84m)

Feature brick built fireplace with log burner set on a stone hearth, radiator, led spotlights, stairs leading to first floor landing, front aspect window with countryside views.



LANDING

Doors lead off to the three bedrooms and bathroom.

PRINCIPLE BEDROOM

15'03 x 12'05 (4.65m x 3.78m)

Dual aspect windows to side and rear aspects with outstanding views over the garden and surrounding countryside, radiators, led spotlights, door leads to the en-suite shower room.

ENSUITE SHOWER ROOM

7'07 x 4'10 (2.31m x 1.47m)

Modern design featuring a large walk-in shower, floating vanity washbasin, low level w.c, tiled floor with underfloor heating, tiled walls, led spotlights, rear aspect window.

BEDROOM TWO

12'10 x 9'05 (3.91m x 2.87m)

Radiator, front aspect window with countryside views.

BEDROOM THREE

12'10 x 7'06 (3.91m x 2.29m)

Full length fitted wardrobes, double airing cupboard, radiator, front aspect window with countryside views.

BATHROOM

9'10 x 7'08 (3.00m x 2.34m)

Luxury modern suite comprising a deep freestanding bath, walk-in shower with tiled surround, vanity washbasin, low level w.c, tiled floor with underfloor heating, led spotlights, side aspect window.

OUTSIDE

The property benefits from a gravelled driveway suitable for parking two/three vehicles, double gates from here lead to the rear garden.

Off of the kitchen/diner is a spacious patio ideal for entertaining that truly makes the most of the stunning countryside views. The tiered garden is accessed via winding pathways that cut through wildflower areas, you will also find a small pond, variety of trees and shrubs and the stone cider barn.







DIRECTIONS

From the Mitcheldean office proceed up The Stenders and down into the village of Drybrook. Turn right at the crossroads on to Hawthorns Road. Continue to follow the road to the hamlet of Bailey Lane End taking the first left onto Eunice Saunders Way. Continue on this lane for approximately three quarters of a mile, as you exit the woodland turn left just after the cattle grid turning immediately left again. Continue to follow this track through the tree canopy and take the next left junction along a forestry commission track for approximately 0.7 of a mile, follow the track up the hill and down a tarmac track and you will pass a small cottage on the right hand side. Take the next turning right after this cottage and Lily Cottage will be found short distance on the right hand side as indicated by our For Sale board.

SERVICES

Mains water and electricity. Septic tank- treatment plant installed 2021. Oil.

Openreach in area. Property has a 4G Antenna.

LOCAL AUTHORITY

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

WATER RATES

Welsh Water- Rate TBC

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.

PROPERTY SURVEYS

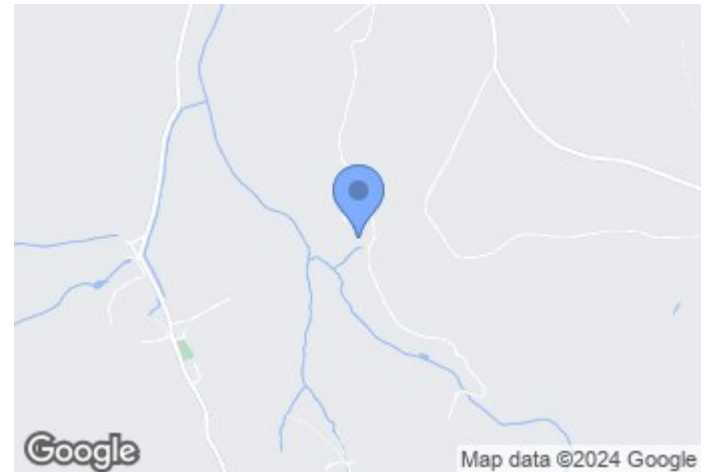
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)

AWAITING VENDOR APPROVAL

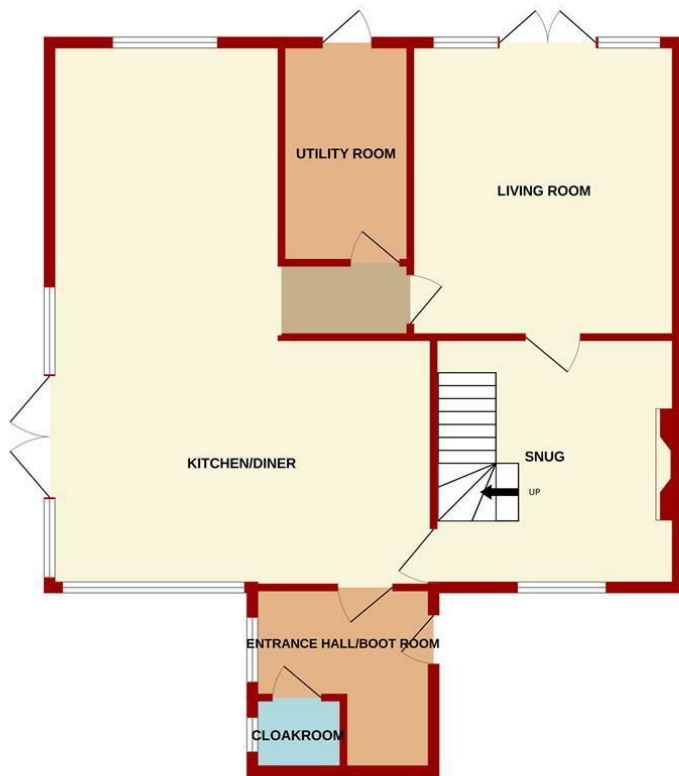
These details are yet to be approved by the vendor. Please contact the office for verified details.



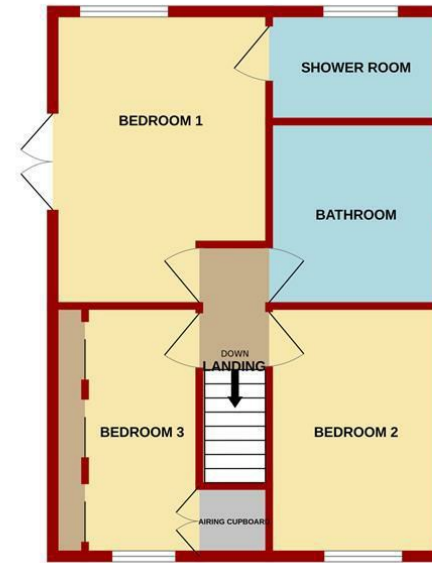




GROUND FLOOR



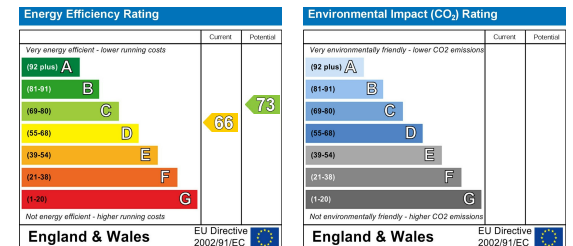
1ST FLOOR



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.
Made with Metropix ©2024

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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys