



## SITUATION

Walford 2 miles, Ross-on-Wye 3 miles, Monmouth 10 miles, Hereford 18 miles, Gloucester 18.5 miles, Ledbury 19 miles, Cheltenham 26 miles, Newport 33 miles, Cardiff 45 miles, Bristol 55 miles.

**Road Links:** A449 dual carriageway 4 miles, M50 (Jct 3) 11 miles.

**Trains:** Hereford, Ledbury, Newport (fast train London)

**International Airports:** Bristol & Cardiff 61 miles, Birmingham Airport 71 miles.

**Bramley Cottage** is an extended and renovated period property in a stunning location in Wye Valley AONB, with far reaching views towards the Welsh Mountains and Malvern Hills situated in the desirable hamlet of Howle Hill, which is mentioned in the Domesday Book. Occupying an attractive rural position, the property is set back off a rural lane, and enjoys far reaching views across open countryside. The property benefits from excellent communications links with the M4, M50, M42 & M40 motorways all within easy reach providing access to the Midlands, London and the South.

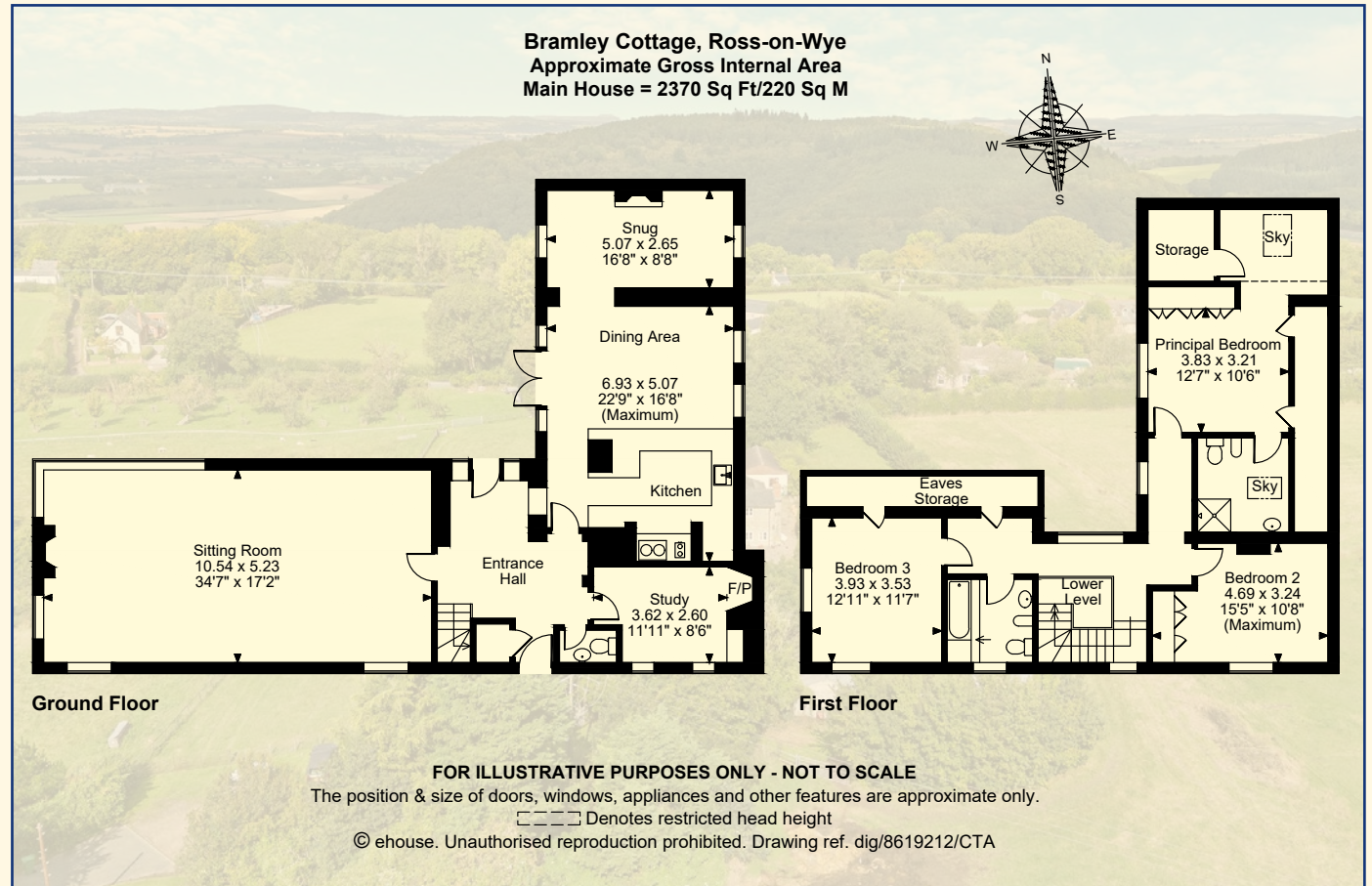
- Large kitchen with open plan dining/entertaining space
- Master bedroom with ensuite wet room
- Spacious living room, snug/home office, further reception room/formal dining room.
- Hallway, cloakroom, understairs storage.
- Range of 4 timber stables with feed barn and tack room
- Double garage with services, offering planning potential etc.
- There is fast fibre to the property

Gardens & Grounds to About 5 Acres

**Education** Primary Schools are Walford, Goodrich or Ross-on-Wye, with Secondary in Ross-on-Wye. There is an excellent range selection of private schools in the area including Haberdashers Monmouth, Hereford Cathedral School, Howells at Cardiff, Kings Gloucester and Cheltenham College. For independent schools see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.mylocalschool.wales.co.uk](http://www.mylocalschool.wales.co.uk).

**Local, Sporting & Recreational** The village of Walford offers a range of amenities including a village hall, primary school, public house and a church with more comprehensive shopping, cultural and education facilities found in Ross-on-Wye, Monmouth, Hereford, Newport and Cardiff.

The surrounding area provides a wealth of sporting and recreational opportunities, particularly in The Royal Forest of Dean which is renowned for its natural beauty. Excellent walking and cycling opportunities abound from the property with excellent outriding. The region is renowned for its strong equestrian industry and the property is well located for many competition centres. Hartpury College competition centre, David Broome's Centre, Bromyard Equestrian, Aberhall Equestrian, Prestige and Hunters Equestrian. Horseracing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Local hunts include Ross Harriers and Monmouthshire.



## BRAMLEY COTTAGE

The property is constructed of stone elevations under a tiled roof, offering spacious family accommodation arranged over 2 floors and offers a wealth of character features including oak internal doors and solid oak staircase with galleried landing and a woodburning stove, with beautiful solid limestone flooring throughout the whole of the downstairs rooms. Throughout the property there are views of the surrounding countryside from all principal rooms.

Approached from a stone drive, the property is set back in its own private setting with gravelled parking area for several vehicles to the front. Easy to maintain garden to the front, side and rear of the house with patio area offers opportunities for outside dining.

Enter the property into the spacious Entrance Hall with glazed door to the rear garden, cloakroom and doors leading off to all principal rooms and stairs to galleried landing and first floor. The Kitchen is a beautiful handmade fitted maple kitchen with solid granite worktops, Aga with gas hob, with additional electric oven and breakfast bar. Archway leads through to the dining area with patio doors to the outside. Further archway leads through to the next reception room/formal dining room, with marble fireplace.

The main living room is a spacious, light room, with a tripple aspect taking advantage of the outstanding views. The room benefits from a woodburning stove.

The study/snug included the original inglenook fireplace.

On the first floor are 3 light and airy double bedrooms. The Master has built -in storage and an ensuite wetroom. There are 2 further double bedrooms, and family bathroom. All with high quality fittings.

## OUTSIDE

The garden lies mainly to the front and side of the property with patio area to the rear. Double garage (23ft 4" x 17ft 4") housing a new Worcester combi-boiler. Water, electricity and drainage are connected. Across from the house is the stable yard consisting of 3 large looseboxes, plus foaling box, feed store and tack room. Stable yard has drive through access. Beyond the stables is the pastureland, which is flat with natural hedge fencing and direct access off the road.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

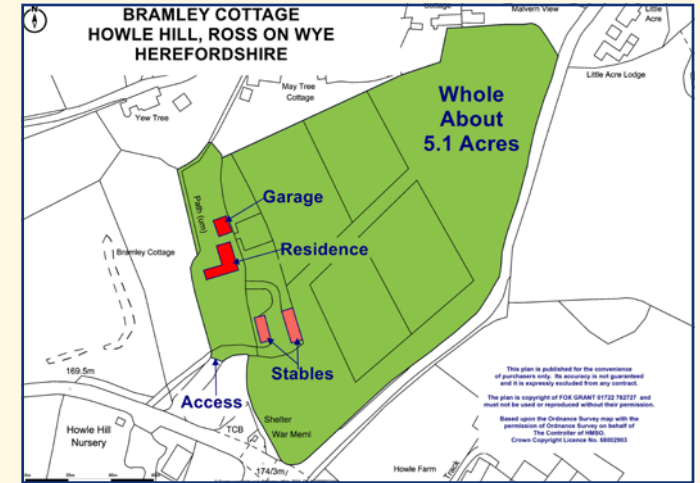
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**Local Authority:** Herefordshire Council 01432 266660

**Council Tax:** Band "F"

**Services:** Mains electricity and water, private drainage, oil fired central heating. Fast fibre broadband to the house.

**Fixtures & Fittings** Unless mentioned specifically by separate negotiation.



## VIEWINGS

Strictly by appointment 01432 367802 or email [liz@foxgrant.com](mailto:liz@foxgrant.com)



Liz Langford



William Fox Grant

# Fox Grant

**BRAMLEY COTTAGE  
HR9 5SH**

## DIRECTIONS

From Ross-on-Wye Market Place proceed out on the Old Gloucester Road (B4234) signposted Walford. Proceed for about 1.8 mile and turn left, proceed for further 0.5 miles into Sharman Pitch and continue along this road for about mile and Bramley Cottage will be found on the left hand side.

**WHAT3WORDS** cares.drawn.sprinter

Postcode: **HR9 5SH**

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& VILLAGE**

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