



The Forge, Bill Mills, Pontshill, Ross-On-Wye, HR9 5TH



Sunderlands
Residential Rural Commercial

**The Forge
Bill Mills
Pontshill
Ross-On-Wye
HR9 5TH**

Summary of features

- Characterful property
- Two bedrooms
- Sought after location
- Exclusive development
- Open plan living
- No onward chain

Asking price £375,000

Description

Welcome to this charming house located in the sought-after area of Pontshill, Ross-On-Wye. This characterful property boasts two cosy bedrooms, perfect for a small family or those looking for a spare room or home office. As you step inside, you'll be greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The open plan living area adds a modern touch to this traditional home, creating a seamless flow between spaces. Situated in an exclusive development, this property offers a unique opportunity to be part of a thriving community while enjoying the tranquility of the countryside. Whether you're a first-time buyer or looking to downsize, this home provides a perfect balance of comfort and convenience.

Situation

Bill Mills is a welcoming hamlet situated in a tranquil corner of Herefordshire, around four miles south of the popular market town Ross-on-Wye. The terraced cottage is surrounded by unspoilt countryside and lovely manicured gardens which include a broad pond - and this is frequented by all kinds of wildlife.

Accommodation

The well presented accommodation comprises: Open plan kitchen/diner, living room, hallway two bedrooms, family bathroom and.

Open Plan Kitchen/Diner

Perfect for modern living with a view to entertaining. Three windows all overlooking the delightful Bill Mills pond. There are two sets of stairs in the centre of the room. Excellently fitted with an attractive range of fitted base and wall units with solid wood worktops, electric hob, built in dishwasher, built in washing machine/tumble dryer, built in microwave, oven and grill, built in fridge/freezer, sink unit inset into the worktop, and tiled flooring.

Living Room

Very light room having vaulted ceiling with character beams and a centre piece wood burning stove. Solid Oak flooring, three windows - one of which is of considerable size taking advantage of the pleasant views to the rear of the property. Stairs leading to -

Second Floor

Study/Bedroom Three

Being built into the roof and is split through the middle by one of the ceiling's character beams, this room could be utilized in various ways.

The second set of stairs leads to -

Ground Floor

Hallway

Door leading to the side of the property with two panel windows to the side, airing cupboard with water tank.

Bedroom Two

With three panelled window to the rear overlooking the rear garden and door leading to walk in wardrobe. With restricted headroom plus a range of fitted shelving and hanging space.

Family Bathroom

Fitted with a 3 piece white suite comprising modern panelled bath, low level WC, wash hand basin and walk in shower unit cubicle.

Bedroom One

French doors leading to outside steps taking you to the Bill Mills pond area, the bedroom also benefits from built in wardrobes.







Outside:

There are designated car parking spaces for four cars. At the rear of the property there is a small garden laid with gravel and a small patio area which benefits from having pleasant views towards the local hillside. To the front of the property is a delightful seating area, perfect for enjoying the view across the Mill Pond and beyond. There are communal areas that include the Mill pond which has landscaped area to the side.

Services:

Mains water and electricity. Oil central heating and private sewage treatment plant.

Council Tax Band - D

Tenure:

Freehold.

Directions:

From Ross-on-Wye, take the A40 towards Gloucester and drive through Weston under Penyard and Ryeford. Take the right-hand turning for Pontshill and stay on this road for around two kilometres, passing Pontshill and Parkfields Country House. Shortly after you follow the road round a left hand bend and The Forge can be located in the development on the left hand side.

Sunderlands

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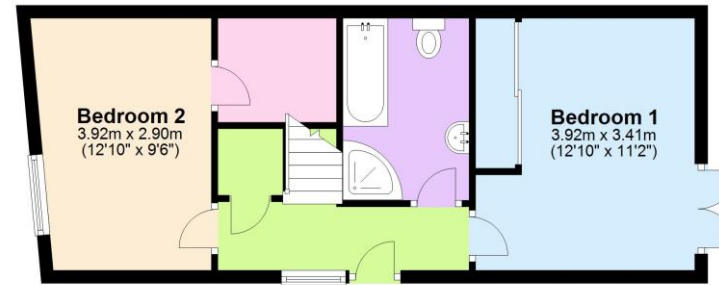
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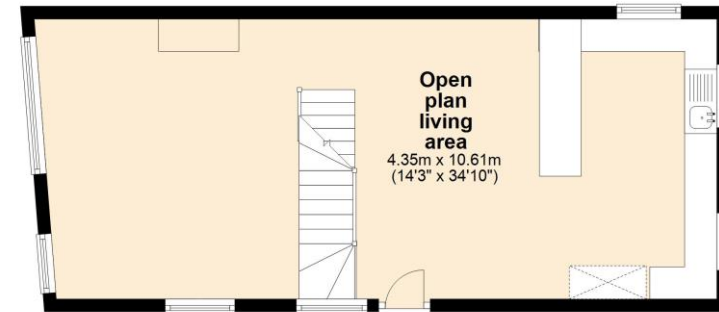
Basement

Approx. 39.8 sq. metres (428.6 sq. feet)



Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 113.4 sq. metres (1220.3 sq. feet)

Floor plan produced for identification only. Not to Scale
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