



**Woodland Cottage, Howle Hill**  
Ross-on-Wye, Herefordshire, HR9 5ST



**MORRIS  
BRICKNELL**





# Woodland Cottage, Howle Hill

Ross-on-Wye, Herefordshire, HR9 5ST

Guide:  
£485,000

**Classic, Stone Built, Two Bedroom Detached Country Cottage**

**Idyllic, Secluded, Elevated Location with Fine Views**

**Standing in Approaching 3.5 Acres Sloping Woodland & Garden**

**Recently Installed “Clearview” Woodburning Stove & Multifuel Rayburn**

**Appealing Beamed Ground floor Accom. Incl. Most Attractive Kitchen**

**Wooden Garden Studio on Stilts With Power & Wi-Fi**

**Abundance of Wildlife & Walks in Immediate Vicinity**

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Woodland Cottage occupies high ground some 3 miles south of the market and tourist town of Ross-on-Wye, and is within approx. 15 minutes drive of motorway connections. The cottage is approached latterly along a half mile, single track, unmade lane which terminates at the cottage. The property thus has the wonderful benefits of seclusion, yet is readily accessible for most vehicles, despite it not being tarmac all the way! Perfect perhaps for a writer, artist or musician as a get away from the hustle and bustle of everyday life.

Since acquiring the property some four years ago, the current owners have carried out significant improvement works. These include the installation of a superb “Clearview” woodburning stove, refitted kitchen with the inclusion of a woodfired/multifuel Rayburn Range, the addition of a new porch to the front elevation, and the construction of an appealing wooden garden studio positioned on stilts to the far end of the only area of level lawn. This potential office has power and Wi-Fi.

The property stands to the north eastern corner of its acreage of sloping woodland, and they are thus particularly well stocked with timber for both wood burning appliances.

For good or ill, deer regularly wander around the grounds, and for those who enjoy birds and other wildlife, there are many delightful walks in the immediate vicinity.



The principal ground floor accommodation comprises a lovely, 27' open plan living area, with a most attractive beamed ceiling and a stone fireplace with wood burner to one end. The opposite end of the ground floor comprises the kitchen. To the rear of the ground floor is the bathroom and w.c. and rear hall/utility room, whilst to the first floor are two bedrooms, a small study and a capacious eaves storage area.

To the front of the property is a gravelled parking/turning area, with attractive, curved stone steps bordered by shrub beds leading up the slope to the property, a stone path continuing around to the rear door. The area of land immediately adjacent to the property is laid mainly to lawn, with part of the front wall of the house being adorned by climbing clematis. Beside the rear door is a capacious log store, and not far away a garden shed approx. 12' x 6' with double doors.

To the far end of the lawned garden is a recently constructed timber garden studio, standing on stilts, with a considerable amount of storage area beneath. There is a small external balcony to this studio, and with a little refreshing, this could be a delightful spot from which to work, paint, listen to music etc.

**BT Broadband Availability Speeds:** Up to 900Mb

**Services:** Mains Water, and Electricity are connected. Private Drainage.

**Tenure:** We are advised that the property is Freehold



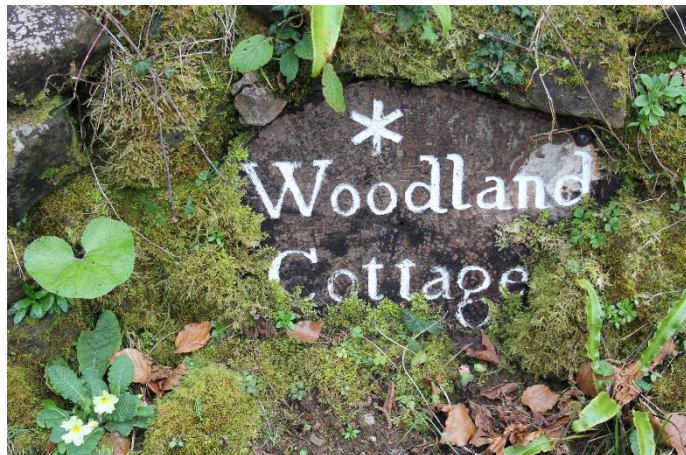
**Outgoings:** 'E' Council Tax Band **EPC Rating:** 'F' (Full EPC Rating available)

**To View:** Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

**Note:** The unmade approach lane is OK for most cars, but definitely **not suitable** for any vehicle with low ground clearance.

**Directions:** If approaching from Ross, leave the stone built market house in the centre of the town proceeding southwards on the B4234 towards Walford. On approaching Walford, shortly after the 40mph signs, take the left turning sign posted to Howle Hill. After approximately 300 yards take the first right hand turning and proceed up Howle Hill. After 400 yards, make a sharp left turn just **before** the sign "The Hill House Next Left" onto an unmade track. This track continues and turns into a ribbed concrete path. Shortly after you pass "Still Meadow" bear left, continuing down the slope. Continue on this single track earthen lane until you come to a stone cottage on your right. Drive past this cottage and turn 90° right up the steep concrete strip slope, at the top of which you will see "Woodland Cottage"

**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 co-operation in order that there is no delay in agreeing the sale.

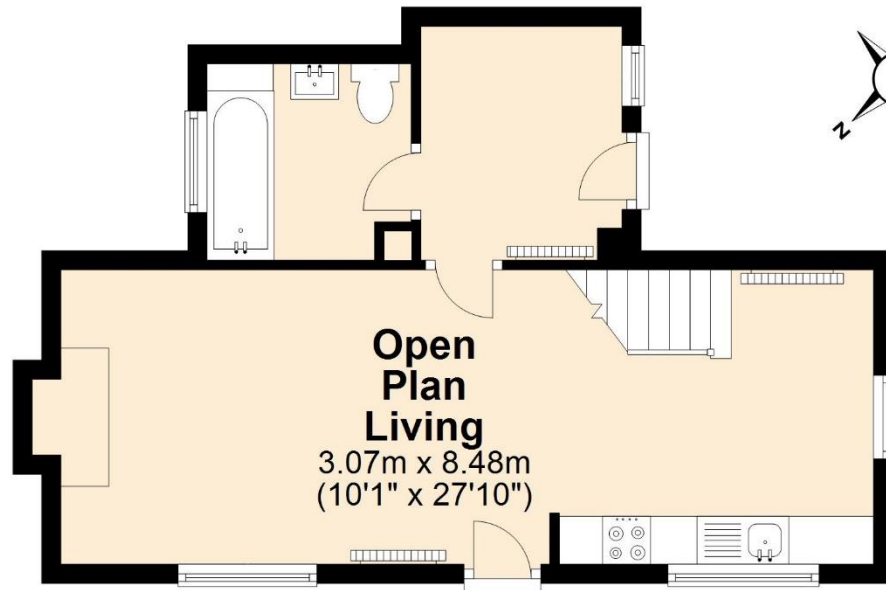


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

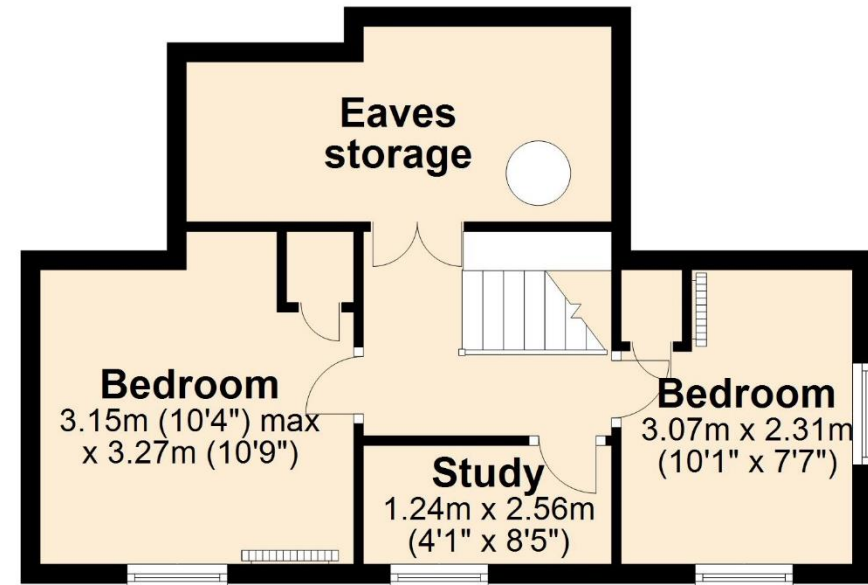
### Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 sq. feet)



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