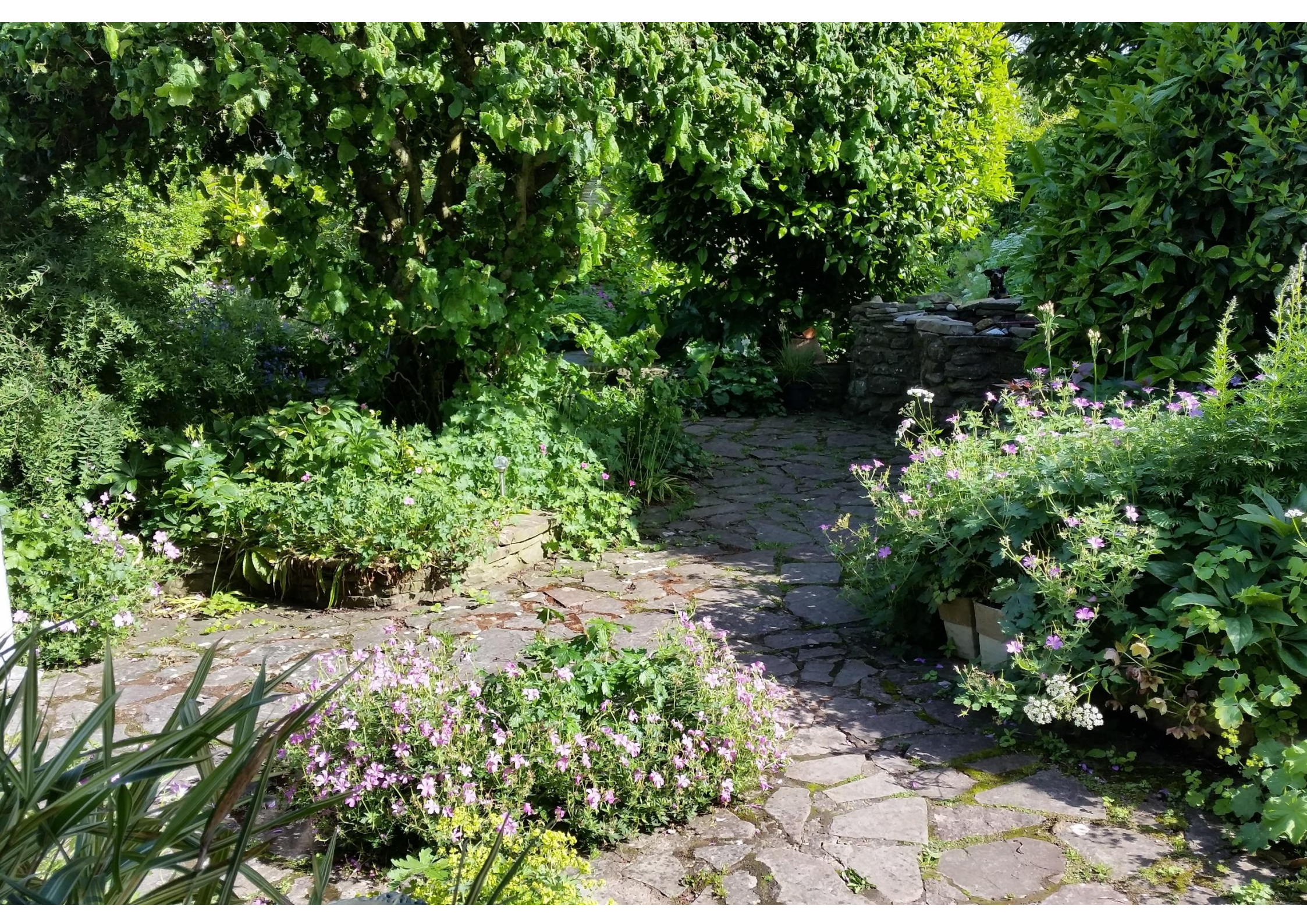




Notts Cottage, Peterstow
Ross-on-Wye, Herefordshire, HR9 6LB



**MORRIS
BRICKNELL**





Notts Cottage, Peterstow

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Guide:
£245,000

Stone Built and Rendered 2 Bedroom Detached Cottage

Cottage Stands in Heart of Village, Just Yards Away from Village Common

Appealing 29' Living/Dining Room, Stone Fireplace & Wood Burning Stove

Recently Relaid Double Pitched Slate Roof. Oil CH. Double Glazing

100' Front Garden, 14' Wooden Garden Shed, Greenhouse & Summerhouse

Shop/PO, Pub, Church/Village Hall & Bus Service all within Easy Walk

The Cottage Lies Immediately alongside the busy A49 Road

Notts Cottage lies some 3 miles West of the market and tourist town of Ross-on-Wye in the heart of the lovely village of Peterstow. The location next to a busy main road quite naturally means that the property has road noise, but the double glazed windows and thick stone walls minimise the traffic noise inside the property. Hereford is 11 miles away to the northwest, whilst the M50 motorway/A40 dual carriageway, accessed at Ross, enables first class communication to most parts of the country.

The Cottage is primarily of stone construction, with rendered and colour washed elevations, under a recently relaid, double pitched, slate roof. Internally there is a wealth of beams and exposed stonework, and the ground floor in particular is deceptively spacious, the living/dining room extending to 29'. Recessed in the attractive stone fireplace is the wood burning stove, whilst central heating is from an oil-fired radiator system, the Worcester boiler being newly installed in 2017, with the oil tank being replaced in 2019. Windows are UPVC double glazed.



For those who enjoy gardening, there is a 100' front garden, extensively paved, and having a 14' wooden garden shed, greenhouse, summerhouse and goldfish pond. The shed, summerhouse and pond are all supplied with electricity. The garden is well stocked with a wide variety of shrubs and young trees, and is generously proportioned.

Peterstow enjoys the benefit of a regular bus service to Ross, Hereford and Gloucester, and the excellent range of facilities in the village include the Post Office and Shop, directly opposite the cottage, Church/Village Hall, wonderful Yew Tree Pub and village common. On the outskirts of the village there is a further pub, the excellent Red Lion. The cottage is unlikely to suit tall people because of the low ceiling heights to much of the accommodation.

BT Broadband Availability Speeds: Up to 900 Mb

(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains Electricity and Water are connected. Private Drainage

Outgoings: 'C' Council Tax Band PC Rating: 'E' (Full EPC Rating available)

Tenure: We are advised that the property is Freehold.



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

Directions: Leave the western outskirts of Ross at Wilton roundabout (BP service station) taking the A49 towards Hereford. After entering the Village of Peterstow, shortly after the Yew Tree Public House on the right, carefully turn right in to the car park of the Village Shop on the right hand side. The helpful owners of the shop have kindly agreed, for the purposes of viewing, to allow viewers to park in the car park whilst looking at Notts Cottage. Please announce your presence to the shop on arrival and then **very carefully** cross the road to the left hand pedestrian gate which is opposite the car park. When leaving the Cottage to return to your car, be **exceptionally careful** because not all traffic adheres to the 40mph limit.

What3words: [///weedy.reaction.catchers](https://www.what3words.com/#!/weedy.reaction.catchers).

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.

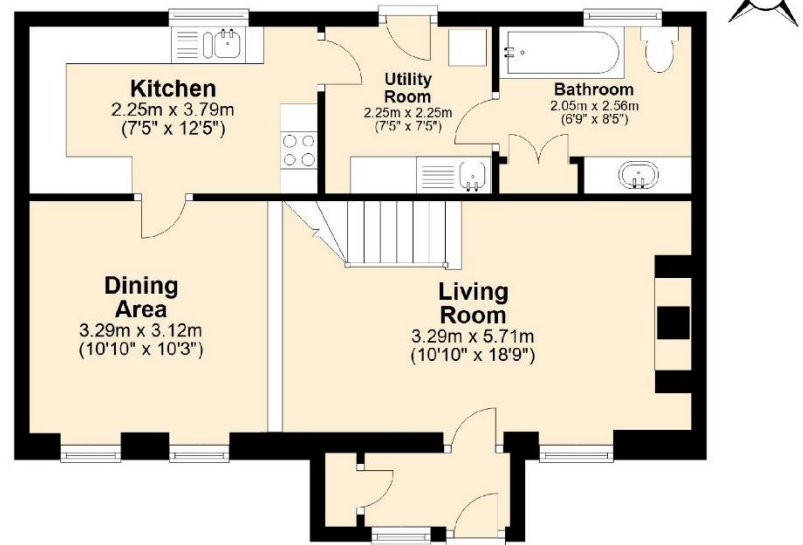


IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

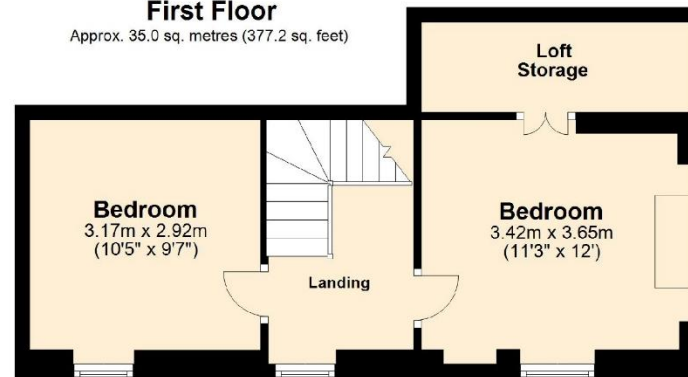
Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 75.7 sq. metres (815.1 sq. feet)



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