



**The Holt, Pencoyd**  
Herefordshire, HR2 8LA

*MB*

**MORRIS  
BRICKNELL**









# The Holt, Pencoyd Herefordshire, HR2 8LA

Guide:  
£525,000

**An Appealing, Extended & Refurbished Mid Victorian Country Cottage  
Semi-Detached Stone Built Property, Fine Reception Rooms, Superb 22' Kitchen**

**First Floor comprises Four Bedrooms & Second Bathroom W.C.**

**Beamed Dining Room with Exposed Stonework & Wide Arch to Living Room**

**Pleasingly Light Accommodation with Principal Aspect to the South**

**Peaceful, Rural Location, Ross, Hereford & M50 within 15 Mins Drive**

**250' Front Garden with Outbuildings incl. Summerhouse with Power**

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The Holt occupies a secluded rural location some 7 miles northwest of the market and tourist town of Ross-on-Wye and 9 miles south of the Cathedral City of Hereford.

Constructed of stone in the middle of the 19th Century, the property has subsequently been extended on at least two occasions, and over recent years has undergone further refurbishment works. These included the redesign and refitting of the kitchen/breakfast room some three years ago. The property also has the benefit of being re-roofed in recent years.

Most families spend a considerable time in or around the kitchen, and here one has a superb 22' kitchen, directly adjacent to which is the most appealing beamed dining room with exposed stonework to one wall. Opposite, a wide archway and two steps down to the exceptionally light living room. This room is particularly light not only because of the extensive glazing to the south, but also two strategically placed Velux roof lights. Also present at ground floor level is a utility room which doubles as a study, and a refitted bath/shower room and w.c. The first floor comprises four bedrooms and a further refurbished bath/shower room and w.c.



The rear view from bedroom four is delightful, extending over a field bordered by some mature deciduous trees.

Central heating is from an oil-fired radiator system and all windows are double glazed.

Immediately to the front of the property is a gravelled sun terrace with adjacent shrub and flower bed. Beyond same is an extensive lawn sloping very gently to the south, and to the eastern boundary of the lawn, there are a series of outbuildings including a summerhouse, which doubles as an office/studio, and has power. Nearby is a single detached garage, and Planning Permission exists for the construction of a double garage with loft room over. Permission also exists for a first floor extension to the cottage. To the far end of the garden is a productive vegetable section. The plot in total extends to approaching 0.5 acre.

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

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

**Services:** Mains Water & Electricity are connected. Private shared drainage. Oil Central Heating

**Outgoings:** 'C Council Tax Band   **EPC Rating:** 'D' (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 passing through the village of Harewood End, carefully take an acute left-hand turn on to a minor country lane. Continue along this lane for approx. 1 mile, and shortly after seeing the attractive façade of Netherton Farm in front of you, bear right along an unmade track sign posted Little Netherton and The Holt. Drive past the entrance to Netherton House, continuing up the lane and turning around at the rear of The Holt to come back down and park along side the cottage.

**What3words:** [///dogs.ensemble.committee](https://www.what3words.com/#!/en/@@@dogs.ensemble.committee)

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

**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.

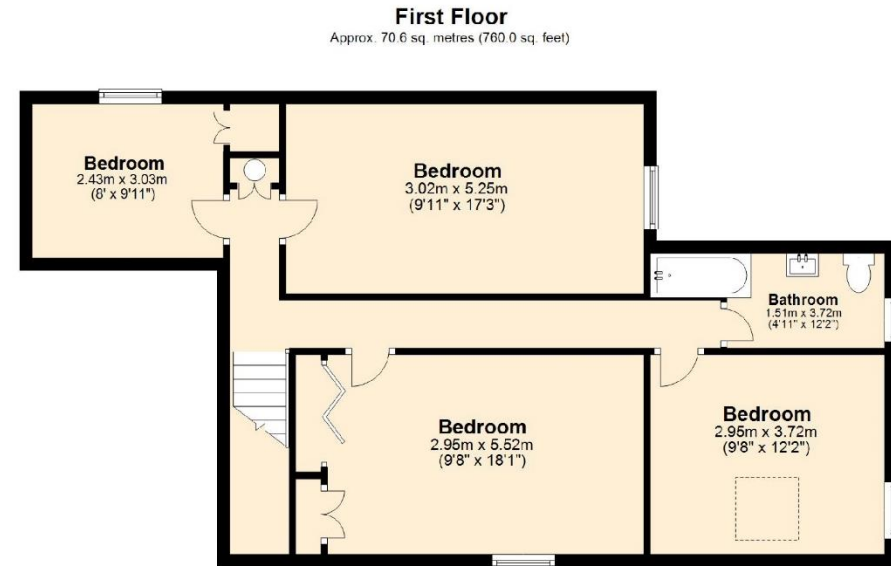
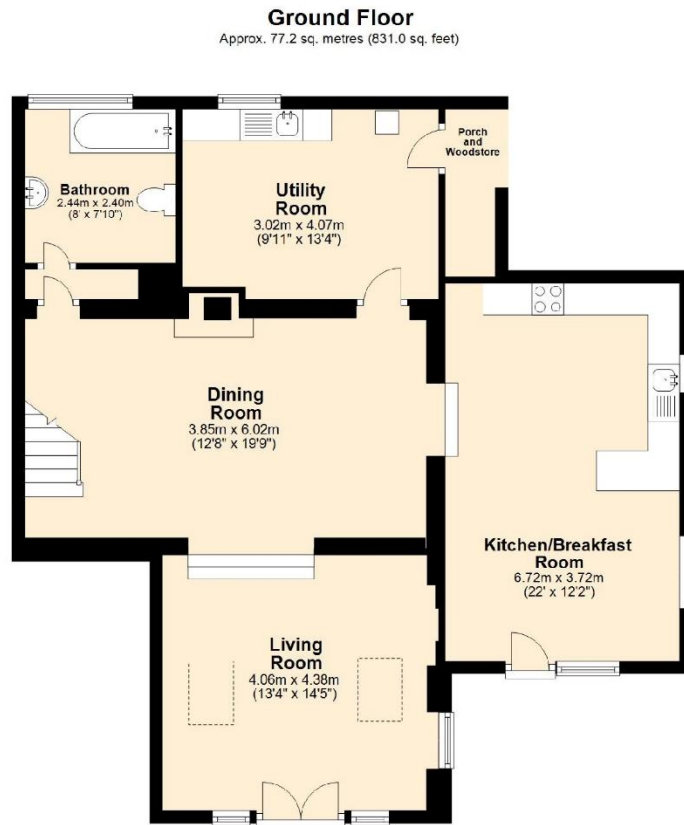




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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 147.8 sq. metres (1591.0 sq. feet)



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