



The Cotterells, Bridstow
Ross-on-Wye, Herefordshire, HR9 6QJ



**MORRIS
BRICKNELL**



MB

The Cotterells, Bridstow

Ross-on-Wye, Herefordshire, HR9 6QJ

Guide:
£465,000

Unique Three Bedroom Detached Property Commanding Stunning Rural Outlook

Purchaser will have Option to Acquire Adjacent Pastureland

Tranquil Fringe of Village Location with Distinctly Rural Feel

Exceptionally Light Accommodation incl. Superb 29' Living/Dining Area

All Three Double Bedrooms, have in effect, en-suite Facilities

Established Level Lawn and Shrub Gardens with Beautiful Mature Blue Cedar

Ross & M50/A40 Accessible within 5 minutes Drive

The Cotterells occupies a delightful and peaceful, fringe of village location some 2 miles north west of the market and tourist town of Ross-on-Wye.

Designed by the then well known Rex Sandey who worked with local architects Derek T Preece and Co, the property was constructed in the early 70's to a design which at the time would have been thought contemporary. Although perhaps nowadays somewhat dated, the dwelling might well be considered an exemplar of its time with many features which would have been fashionable at that time.

Approached through a fine Oak front door and 16' reception hall, one enters the outstanding, split level, 29' living/dining room which, having windows and/or French doors to both front and rear elevations is exceptionally light, and has to its far end a mezzanine level with full width glazing, allowing a wonderful amount of light from its high level, south facing window.

Beyond the dining area are kitchen and laundry/utility room, from which there is direct personal access to the attached single garage. An open tread wooden stairway leads to the mezzanine landing with L shaped bedroom and en-suite bathroom adjacent.



To the other end of the dwelling is an inner hall, cloaks and w.c. and two further double bedrooms, each with in effect en-suite bath/shower room and w.c. All three bedrooms have built in, floor to ceiling wardrobes/storage cupboards.

Central heating is from an oil fired radiator system, and views from many windows extend across adjacent countryside and are truly a joy to observe.

The vehicular approach to the property is across a cattle grid between brick pillars and from here a gravelled drive sweeps around to the south westerly façade of the property allowing for the parking of many vehicles, and also enabling access to the attached single garage, with remote controlled up and over door.

To the right of the driveway are areas of lawn and shrubs, whilst to the south western corner of the site is a superb mature Cedrus Atlantica Glauca. The level lawn continues around the right hand side of the property to the far side of the dwelling, where a fine, curving Beech hedge delineates the boundary of The Cotterells.

The vendor of the property also own the adjoining 6.6 acre paddock, a fine gently sloping field bordered on most sides by mature deciduous trees and hedging. It is the intention of the owners to give a first option on all or part of this land should the purchasers of The Cotterells wish to acquire same. It is possible that an acquisition of part only of the land would also be acceptable.



BT Broadband Availability Speeds: Up to 36Mb

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

Services: Mains Water and Electricity are connected. Private Drainage. Oil fired heating. Portable Gas supplying the coal effect gas fire in living room.

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

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

Tenure: We are advised that the property is Freehold

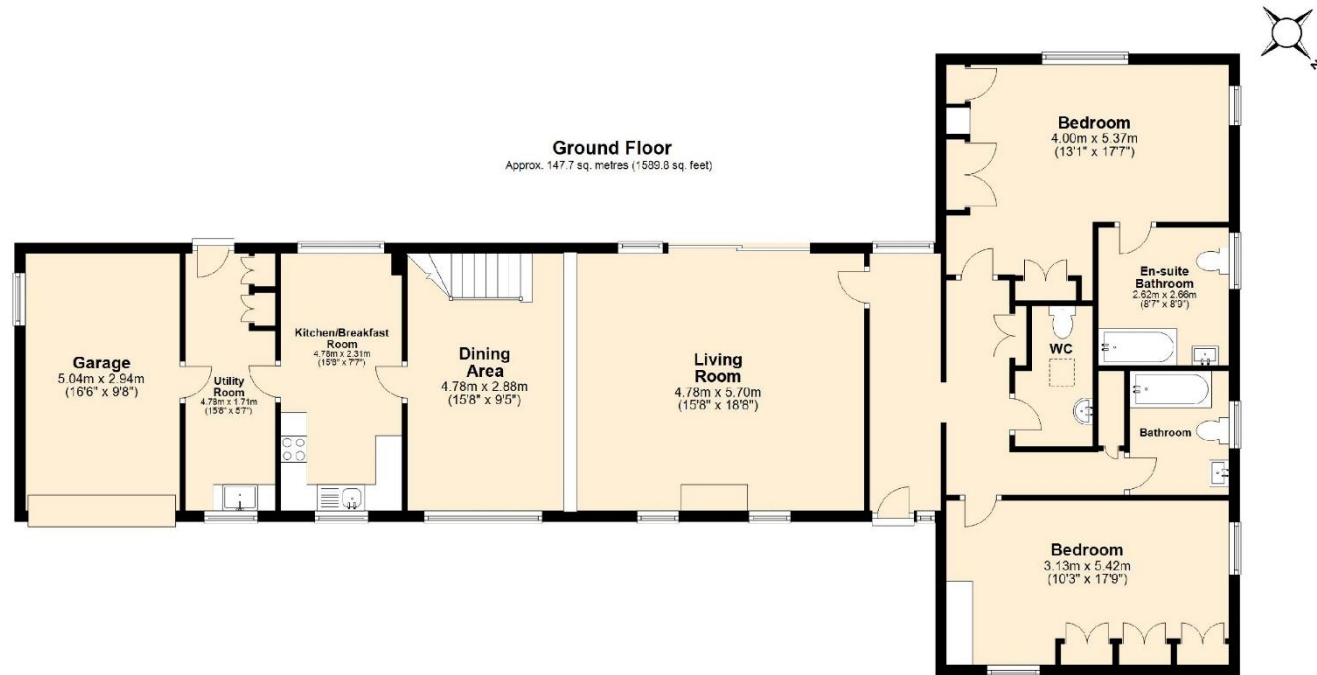
Directions: Leave the western outskirts of Ross at Wilton roundabout (BP service station) taking the A49 towards Hereford. Take the **second** turning right, and after approx. ¾ mile, shortly before leaving the north western outskirts of the village, carefully turn right onto a short driveway when you will see the name Cotterells on a right hand brick pillar. **What3words:** [///lightens.stud.could](https://www.what3words.com/#!/lightens.stud.could)

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. 180.1 sq. metres (1938.8 sq. feet)



01989 768320
info@morrisbricknell.com
www.morrisbricknell.com

30 Gloucester Road
Ross-on-Wye
HR9 5LE