



Stowe House, Peterstow
Ross-on-Wye, Herefordshire HR9 6LF



**MORRIS
BRICKNELL**





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Guide:
£585,000

A Beautifully Refurbished Four Bedroom Detached House in a Favoured Village

Outstanding 21' Living Room plus Two Further Reception Rooms

Recently Installed Triple Glazing to all Principal Windows

Former Wheelwrights Shed Which Makes an Excellent Workshop with Potential

Fine Garden Leisure Feature Complete with Power

Remarkably Secluded Lawned Garden to South East Side of Property

Shop, Post Office, Church, Pubs and Bus Stop within Minutes Walking Distance

Location & Description

Stowe House comprises a handsome, detached house of sandstone construction under a double pitched and hipped slate roof and lies at the extreme northern end of the unspoilt common in the heart of Peterstow Village, some three miles west of the market and tourist town of Ross-on-Wye.

Formerly the residence of the village Blacksmith, the property is believed to date from around 1800, and still has along its southern boundary the original Wheelwrights shed, the two ancient skills working closely in conjunction with one another.

Since acquisition the current owner has undertaken a host of upgrades and refurbishment works, which has included much redecoration, the installation of triple glazing, together with the replacement of two bath/shower rooms.

There are some lovely views from the house across nearby farmland, and the whole of the accommodation has immense appeal.

The principal lawned garden lies to the southeast of the house and is remarkably private and attractively planted.



Positioned towards the extreme end of the garden is a recently constructed wooden garden structure with adjacent paved area which forms a wonderful spot in which to relax, enjoy a drink and perhaps have a bbq and alfresco dining.

Peterstow is a sought after village, partly because of its large central village Common, but partly because of the wealth of amenities which are becoming increasingly difficult to find in villages. These include a shop, post office and off licence, two excellent pubs, both locally owned and run, Church/Village Hall, bus stop and some wonderful walks. The A49 and associated roads enable excellent access to Hereford and Abergavenny, Monmouth and Ledbury, whilst the M50 motorway/A40 dual carriage way gives first class access to the nation's motorways.

BT Broadband Availability Speeds: Up to 900Mb.

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

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

Outgoings: 'F' Council Tax Band **EPC 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. On entering Peterstow take the first left after the village stores and bus stop, and immediately left again onto an unmade track. The parking area for Stowe House will be found on your left hand side.

What3words: [///slippers.starch.surnames](https://www.what3words.com/#!/slippers.starch.surnames)

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.



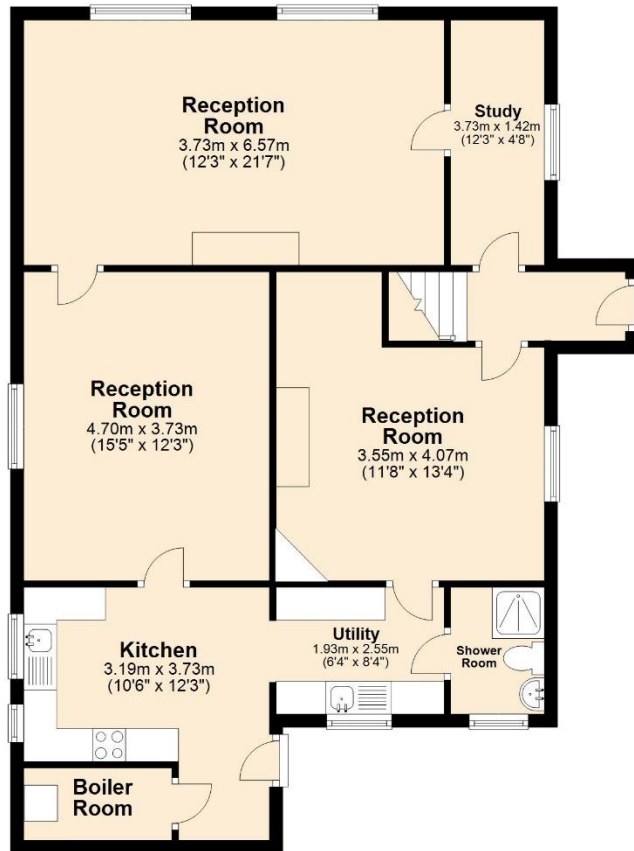
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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



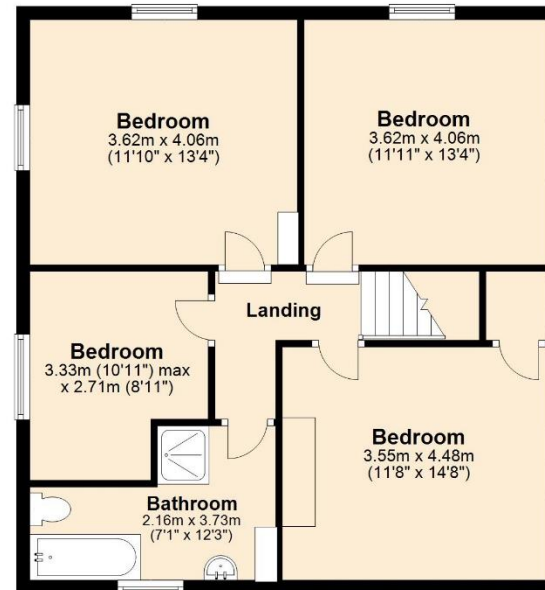
Ground Floor

Approx. 90.2 sq. metres (971.2 sq. feet)



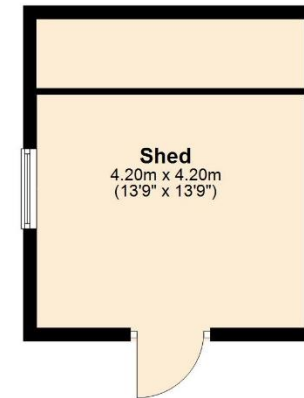
First Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



Shed

Approx. 22.3 sq. metres (240.3 sq. feet)



Total area: approx. 178.9 sq. metres (1925.9 sq. feet)



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