



Sunnycroft  
Upton Bishop | Ross-on-Wye | Herefordshire | HR9 7TX

# STEP INSIDE

## Sunnycroft

This beautifully presented detached cottage is located in the popular village of Upton Bishop, just a few miles east of Ross on Wye.

Boasting a creative and aesthetically pleasing internal design, the property enjoys spacious and versatile ground floor accommodation, with a generous lounge, dining room, snug, kitchen and office-store room. To the first floor are three double bedrooms and a beautifully styled family bathroom.

The grounds of the property are a delight, with manicured gardens dotted with lush greenery and well planted beds. There is a detached one bedroom annexe, offering potential for a lucrative income, as well as a very large garage/workshop, with additional room above.

Upton Bishop is situated just a few miles from the market town of Ross on Wye, and offers a lovely village pub, church and bus stop. The villages of Gorsley and Weston Under Penyard offer options for primary school, with secondary school options in Ross and Hereford. There are two golf courses within just a few minutes drive, and very easy access to the M50, giving great commuting links to Bristol, Cardiff and Birmingham.

- Beautifully presented 3 bedroom cottage
- Stylish and unique interior
- Separate One Bedroom annexe
- Large workshop-garage
- Wonderful gardens and views
- Approximately a third of an acre plot

As you enter the front door, you step into a reception hall which immediately gives you a taste of the property's style and character, with exposed sandstone walls, beams and oak flooring.

The entrance hall gives way to a lovely dining room with high ceilings, more exposed oak flooring and window overlooking the rear gardens. From here, you walk through to your right into a delightful garden room, offering a lovely space to relax and look out onto the rear gardens.

Further to the hallway entrance is a versatile room,

currently serving a mixture of purposes. Ideal as a home office, games room or hobbies room, this impressive space features high ceilings, with a mezzanine storage area above and door leading outside.

The kitchen is wonderfully stylish, with a diverse range of bespoke reclaimed oak and pine cabinetry, Rangemaster cooker, oak flooring and double aspect windows, with plenty of space for more freestanding appliances.

The living room is one of the most delightful features of the property, being exceptionally generous in size, with two bay windows overlooking the lovely rear gardens, a fireplace to each end of the room, with woodburning stove to one of them and a doorway leading to the rear porch.

A staircase leads to the first floor landing, where you have access to three double bedrooms and the family bathroom. The principal bedroom is particularly spacious and offers a lovely garden outlook, with exposed floorboards and an ornate period fireplace.

The bathroom is beautifully designed, with a tasteful period white suite comprising panelled bath, wash basin and W.C., as well as a corner shower cubicle. There are ceiling beams, exposed floorboards and a linen cupboard.

The annexe enjoys a modern interior, with a generous open plan kitchen-living-dining room, complete with a well appointed kitchen to include integrated oven, fridge and hob, with plenty of cupboards and worksurfaces. The living area is bright and airy, with woodburning stove to one corner, exposed ceiling beam and windows to multiple aspects.

Further to the ground floor is a very good sized conservatory, with access outside to a garden area (separate from the main garden), as well as an understairs cloak room with W.C and wash basin.

To the first floor is a very generous double bedroom, with plenty of light thanks to two velux windows and further windows to side and rear, one of which offers incredible countryside views. The shower room has a wide tiled shower cubicle, W.C, wash hand basin and heated towel rail.











# STEP OUTSIDE

## Sunnycroft

Being located in an area of such scenic beauty, the annexe would offer a fantastic income as a holiday let (subject to relevant permission). Likewise it would work well as a self-contained annexe for relatives, complete with its own parking space to the front and garden to the rear, allowing for totally independent living.

The grounds of the property are a true delight, amounting to approximately one third of an acre in total. Comprising a beautiful lawned garden to the rear, which slopes ever so gently upwards and offering stunning views over the surrounding green countryside. The gardens enjoy a range of beautiful specimen and fruit trees, with well planted ornamental flowerbeds, an area of raised vegetable beds, garden shed and greenhouse, as well as a garden pond to the lower garden behind the annexe, an area that also offers a beautiful outlook.



To the front of the property is a driveway, which leads to a parking area with space for numerous vehicles. Just beyond the parking area is a very substantial garage-workshop building, made from a mixture of timber and corrugated cladding.

This impressive structure offers a multitude of possible uses, with the main workshop being separated into two rooms downstairs and an additional storage room above. There is potential for a home gym, multiple car storage or a woodwork space.



# Sunnycroft, Upton Bishop, Ross-on-Wye

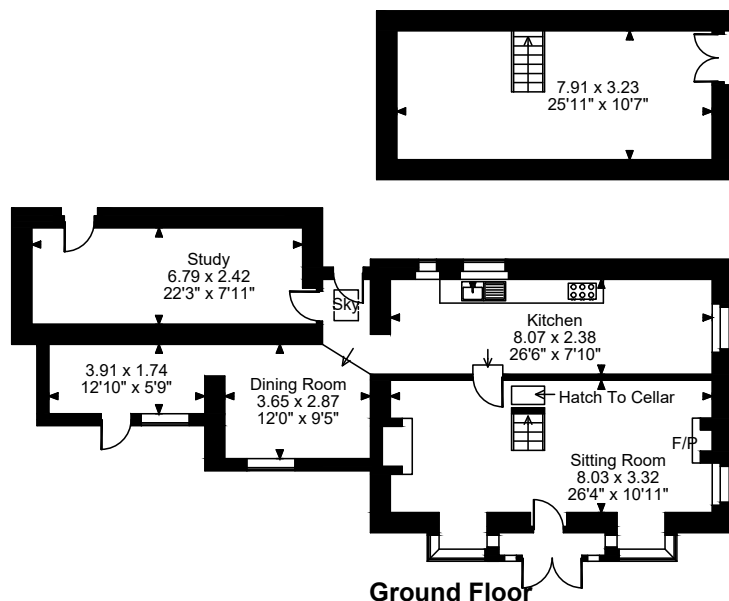
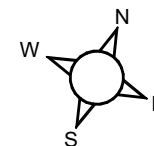
Approximate Gross Internal Area

Main House = 1804 Sq Ft/168 Sq M

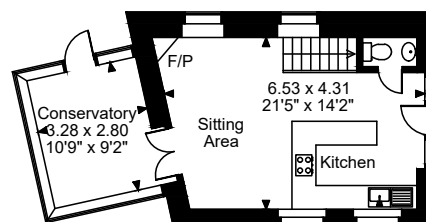
Annexe = 735 Sq Ft/68 Sq M

Barn = 1529 Sq Ft/142 Sq M

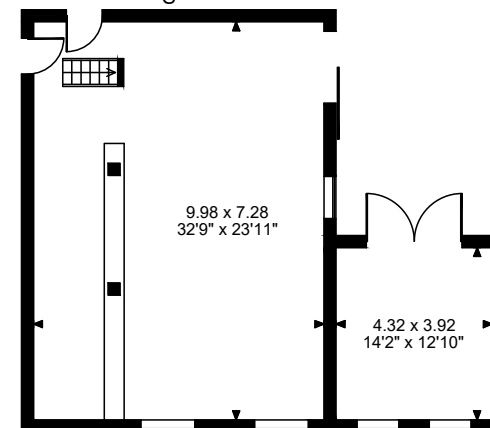
Total = 4068 Sq Ft/378 Sq M



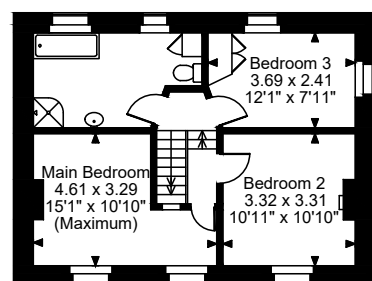
Ground Floor



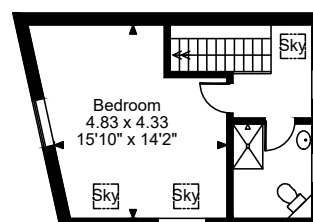
Annexe Ground Floor



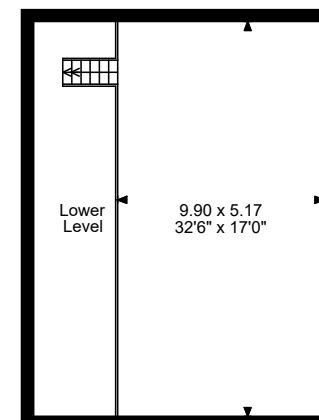
Barn Ground Floor



First Floor



Annexe First Floor



Barn First Floor



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The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold

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