



Dove Cottage Aston Ingham
Ross-On-Wye HR9 7LS



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £599,950

A THREE DOUBLE BEDROOM VERY INDIVIDUAL BRICK AND STONE BARN CONVERSION, with LOVELY CHARACTER FEATURES to include EXPOSED BEAMS, EXPOSED BRICK WALLING, ORIGINAL TIMBERS and a FEATURE FIREPLACE. The property benefits from SPACIOUS LIVING ACCOMMODATION in a COUNTRYSIDE SETTING with OFF ROAD PARKING, a DETACHED GARAGE and BEAUTIFUL GARDENS TO THE REAR.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring villages of Aston Crews and Kilcot. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.



Entrance via half glazed double door into:

ENTRANCE HALL

Storage cupboard, tiled floors, exposed stone work, exposed beams, access to roof space, side aspect window.

KITCHEN / BREAKFAST ROOM

14'3 x 7'5 (4.34m x 2.26m)

Fitted kitchen to comprise single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, fitted Belling cooker range with five ring gas hob, electric oven below, built-in cooker hood above, integrated dishwasher, space for American style fridge / freezer, shelving, plate rack, tiled flooring, exposed ceiling timber, rear aspect window overlooking the garden. Wooden latch door into:

REAR HALL

Single radiator, understairs storage cupboard, half glazed door through to the garden.

BOOT ROOM

12'7 x 5'6 (3.84m x 1.68m)

White suite comprising close coupled WC, wash hand basin, fitted cupboard, storage cupboard, utility cupboard, plumbing for washing machine, heated towel rail, tiled flooring, front aspect window.

DINING ROOM

14'1 x 10'4 (4.29m x 3.15m)

Two single radiators, exposed timbers, front and rear aspect windows with private outlook, two steps up to:

LIVING ROOM

17'9 x 13'11 (5.41m x 4.24m)

Fireplace with inset wood burning stove, two double radiators, exposed ceiling timbers, front and rear aspect windows overlooking the gardens.

FROM REAR HALL, EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.





LANDING

Airing cupboard with hot water tank and slatted shelving, exposed timbers, single radiator, front aspect window.

MASTER BEDROOM

14'10 x 13'0 (4.52m x 3.96m)

Single radiator, exposed timbers, rear aspect window overlooking the garden and grounds. Door to:

WALK-IN DRESSING ROOM

Full height built-in mirror faced wardrobe to one wall with hanging rail and shelving, further full height wardrobes and mirror.

EN-SUITE

Fitted double shower cubicle and tray, tiled surround, close coupled WC, vanity wash hand basin with cupboard and drawers below, heated towel rail, tiled flooring, side aspect frosted window.

BEDROOM 2

11'1 x 10'9 (3.38m x 3.28m)

Built-in double wardrobe with hanging rail and shelving, radiator, exposed beams, rear aspect window with outlook over the gardens.

BEDROOM 3

14'9 x 7'6 (4.50m x 2.29m)

Radiator, built-in desk with drawers and cupboard, built-in shelving with storage cupboard over, exposed timbers, exposed stone walling, two rear aspect windows overlooking the garden.

FAMILY BATHROOM

White suite comprising modern panelled bath with hand rail, fully tiled surround, close coupled WC, vanity wash hand basin with cupboards below, heated towel rail, tiled flooring, front aspect frosted window.

OUTSIDE

To the front of the property there is a block-paved driveway providing parking for two vehicles. The front garden also features a paved patio area, lawned garden, surrounding flowerbeds, outside lighting, a covered log store and an additional storage unit. To the rear, the property has beautifully maintained open plan mature gardens, including a built-in BBQ with storage below, a large paved patio area, outside power points, lighting and tap, mature lawn, well-stocked flower beds and borders, with an array of established shrubs, bushes and trees offering privacy with a tree-lined rear boundary. A short distance away, to the front there is access to:

LARGE GARAGE

16'3 x 11'1 (4.95m x 3.38m)

Access via double timber doors, power and lighting, storage space.

AGENT'S NOTE

Shared septic tank that cost £311.58 in 2024/25, prices may vary each year.

3.9kW solar panel system with feed-in tariff, providing an estimated annual benefit of £1,500–£1,800 and lower electricity bills.

SERVICES

Mains electric, water and gas. shared septic tank.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water.

LOCAL AUTHORITY

Council Tax Band: E

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.





TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

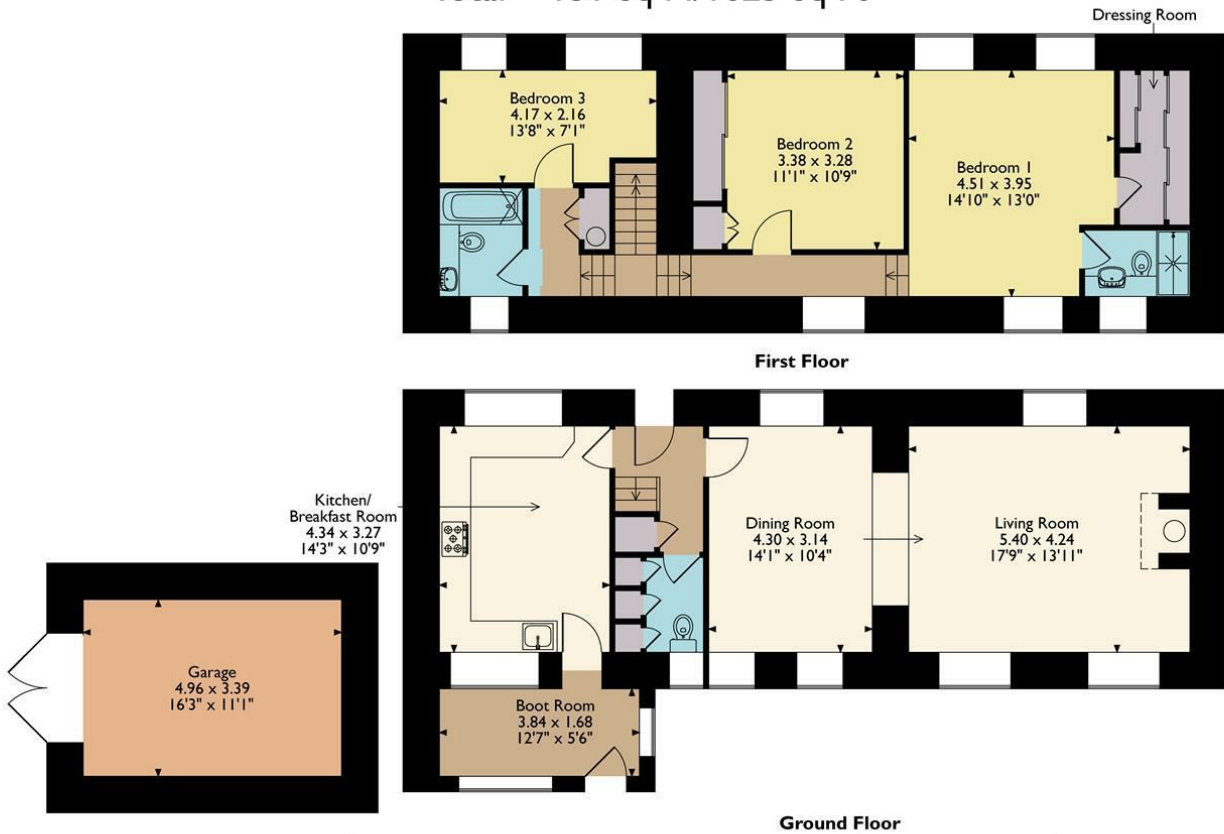
From Newent, proceed along the B4221 towards Kilcot and Gorsley passing the Kilcot Public House, down the hill and turn left towards Aston Ingham and Mitcheldean. Proceed along here into Aston Ingham until you see a turning left just after the Church into a private driveway and this leads to Aston Court, where the property can be found up the lane on your left.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



Dove Cottage, Aston Ingham, Ross-on-Wye
Approximate Gross Internal Area
Main House = 134 Sq M/1442 Sq Ft
Garage = 17 Sq M/183 Sq Ft
Total = 151 Sq M/1625 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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