

Ashleigh Cottage

Ashes Lane, Symonds Yat West

ROSCOE ROGERS KNIGHT
Town and country properties

Ashes Lane, Symonds Yat West

This is a rare opportunity to acquire a pretty, two-bedroom woodland cottage in need of full restoration, set in approximately 2.34 acres of grounds with an elevated aspect in an Area of Outstanding Natural Beauty. Together with an attached derelict outbuilding, this offers the perfect opportunity to reconfigure and restore this lovely home to its former glory.

The property is traditionally constructed in stone, with a part-wood-clad exterior, inset wooden-framed windows with stone sills, and doors set beneath tiled roofs with decorative wooden fascia boards.

From the front path, a wooden door leads into:

ENTRANCE PORCH:
With glazing on two sides and door into:

DINING/LIVING ROOM: 3.59m x 4.06m (11'9" x 13'4")
Window to front with garden and woodland views. Corner cupboard. Staircase with wooden balustrading and square newel posts leading up to the first-floor landing.

Asking price of £270,000









SITTING ROOM: 3.59m x 2.94m (11'9" x 9'8")
Protruding chimney breast. Window to front with garden and woodland views. Step and door leading up to:

KITCHEN: 3.59m x 1.80m (11'9" x 5'11")
Window to front with garden and woodland views. Recess housing water cylinder. Kitchen base units along two walls with laminate worktops. Inset stainless-steel sink and side drainer. Space and plumbing beneath for washing machine/tumble dryer. Door into:

BATHROOM:
Space and plumbing for bathroom suite. Sliding door into adjoining WC cubicle with window to front.

From dining/living room, upstairs to:

FIRST-FLOOR LANDING:
With doors into the following:

BEDROOM ONE: 3.59m x 3.65m (11'9" x 11'12")
With window to front.

BEDROOM TWO: 3.59m x 2.94m (11'9" x 9'8")
With window to front.

OUTSIDE:
The grounds are predominantly sloping, with the front garden extending down to the road, where a pedestrian gate provides access to a flight of steps leading up to the cottage. The remainder of the grounds lie to the side and rear of the property and comprise a mixture of wooded and grassed areas. There is also a small, dilapidated outbuilding, together with a separate rectangular parcel of land divided from the main grounds by an old bridleway.

The substantial stone outbuilding, measuring approximately **3.59m x 5.28m (11' 9" x 17' 4"),** is in a derelict condition and adjoins the neighbouring cottage. Although the building is roofless, it retains an original mill wheel positioned centrally within the structure.

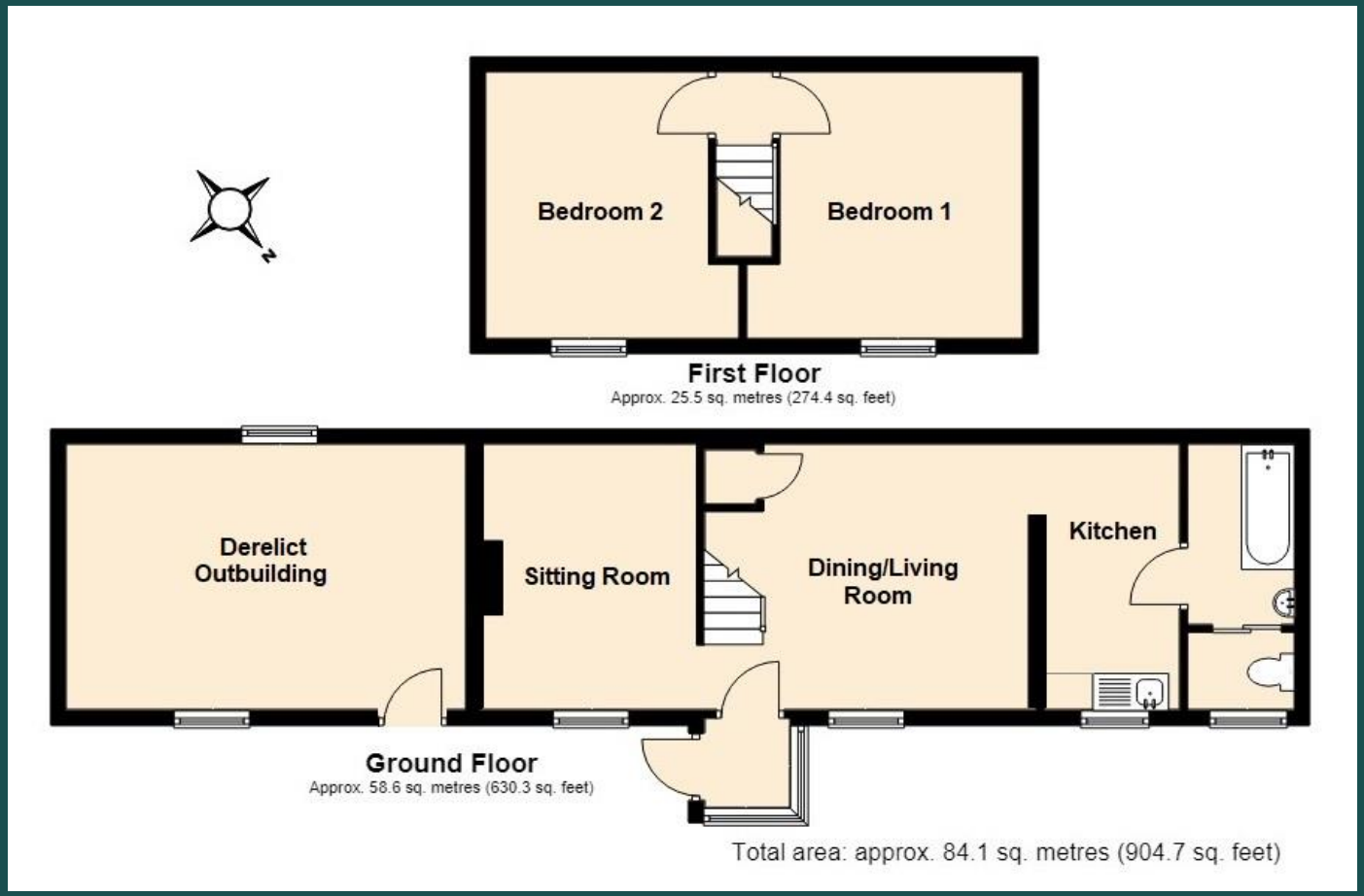
There may also be potential to create a driveway and parking area accessed directly from the lane, subject to the necessary local authority consents and approvals.

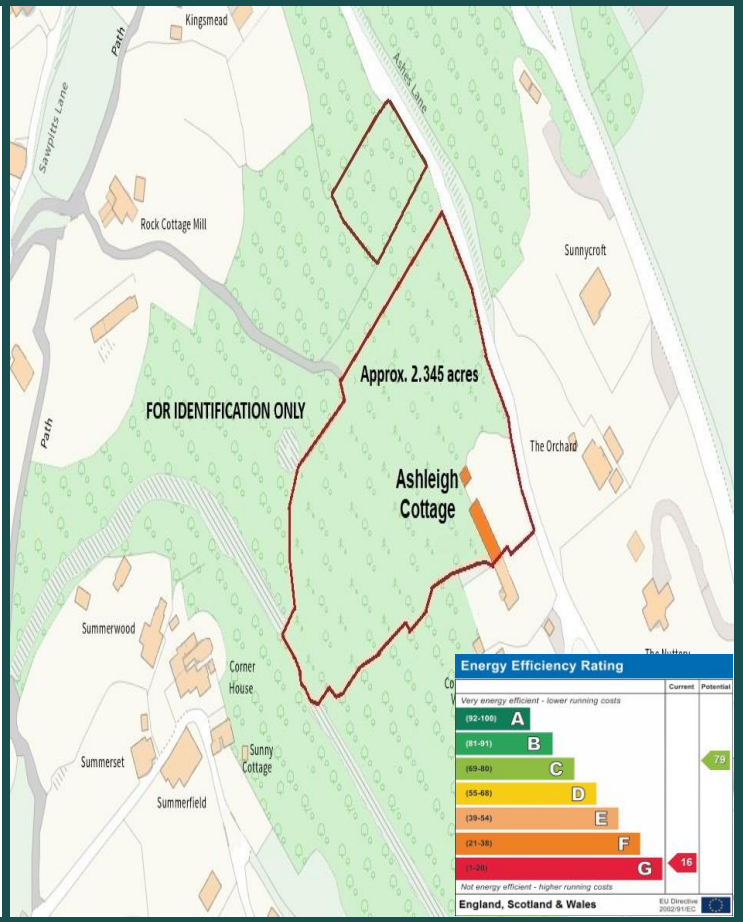
SERVICES:
Mains electricity, water and private drainage. South Herefordshire District Council Tax Band D. EPC Rating G.

DIRECTIONS:
From Monmouth, take the A40 dual carriageway towards Ross-on-Wye. After a short distance, pass the services and lorry park on your left and take the left spur into Whitchurch. Turn first right and then right again over the dual carriageway. At the roundabout, take the second exit signposted Symonds Yat West. Follow this road for approximately one mile, passing the Wye Knot Inn and some roadside garages, and turn sharp right just before The Paddocks Hotel. Follow this single-track lane for approximately 500 yards and the cottage will be seen set up on the left-hand side.

Roscoe Rogers & Knight would like to draw your attention to the following notes:
• These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
• Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
• We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
• None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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