



Hentland

Guide price **£950,000**



Bliss Cottage

Hentland, Ross-on-Wye, Herefordshire HR9 6LP



Characterful home set in stunning grounds of just under 4 acres, with a 1-bed annexe ideal for multi-generational living.



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Key features

- Multi generational living
- Character throughout
- Stunning 4 acre grounds
- Magical arboretum
- Triple garage
- One bedroom detached annexe



Step inside



Beautiful, characterful home set in just under four acres of stunning grounds, creating a truly magical setting. The property also offers a separate one-bedroom detached annexe, ideal for multi-generational living or guests, plus a spacious triple garage.

Well located country property within easy reach of both Hereford and the market town of Ross-on-Wye. Bliss Cottage stands on its own on the edge of a small hamlet in Southeast Herefordshire and overlooks the Wye valley in this sought-after area. There are local facilities at the nearby villages of Much Birch, Hoarwithy, Peterstow and Harewood End with more extensive services at Hereford (11 miles) and the popular market town of Ross-on-Wye (7 miles), which also provides road links to the Midlands and South Wales, via the M50 and A40.

Upon entering this beautiful characterful home, you are immediately drawn to the wealth of original features throughout. Exposed stone walls, vaulted beamed ceilings and a wonderful mezzanine lounge create a warm and inviting atmosphere.

The handmade solid wooden kitchen/breakfast room has plenty of character and provides a practical space for everyday cooking and dining.

The ground floor offers three bedrooms, two with en-suites.

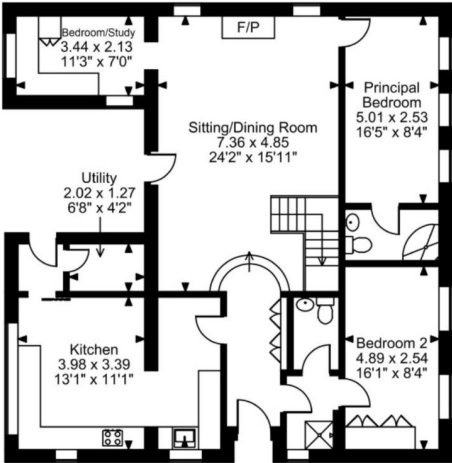
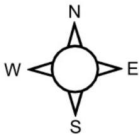
A stunning floor-to-ceiling brick fireplace with log burner creates a cosy focal point.

The impressive mezzanine lounge features a broad window, stained-glass window, exposed beams and vaulted ceiling, with lovely views over the ground floor.

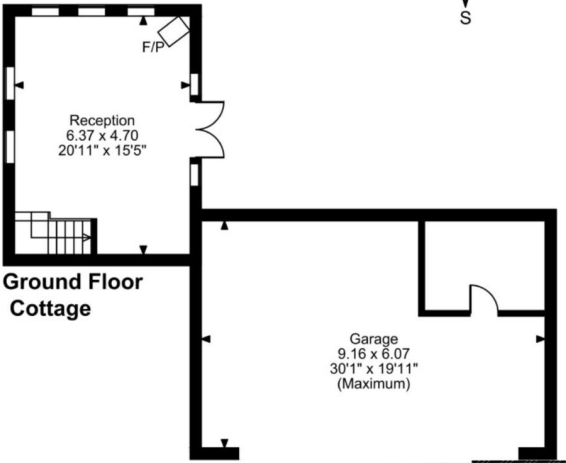
There is also a useful utility area and several doors leading outside.

A separate one-bedroom detached annexe provides excellent flexibility for multi-generational living or guests, with exposed beams, vaulted ceiling, log burner, kitchen, large lounge/diner, double bedroom and shower room. Patio doors lead onto a large patio overlooking a feature pond and charming grounds.

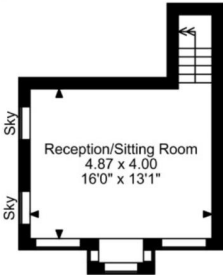
Bliss Cottage, Hentland, Ross-on-Wye
Approximate Gross Internal Area
Main House = 1450 Sq Ft/135 Sq M
Garage = 601 Sq Ft/56 Sq M
Cottage = 773 Sq Ft/72 Sq M
Total = 2824 Sq Ft/263 Sq M



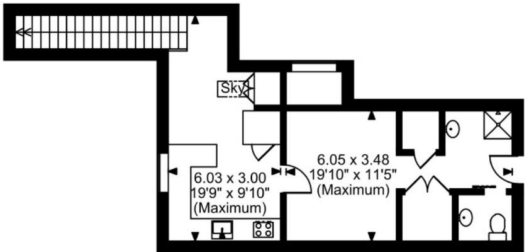
Ground Floor



Ground Floor
Cottage



First Floor



First Floor
Cottage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Step outside



The outside space is every bit as impressive as the accommodation, with the property enjoying just under four acres of beautiful grounds.

The grounds have a truly magical feel, with mature planting, open areas, established features and a wonderful arboretum creating a peaceful and private setting. There is also a covered outdoor entertaining area and a potting shed. A large feature pond adds to the charm, providing a beautiful focal point within the grounds. There is plenty of space to enjoy the outdoors, entertain guests or simply relax and appreciate the tranquillity of this exceptional setting.

The property also benefits from a triple garage, providing excellent storage and parking facilities, together with a large driveway offering ample space for multiple vehicles.

The combination of the extensive grounds, arboretum, pond, triple garage and generous driveway further adds to the practicality and appeal of this unique home, while providing a wonderful opportunity to enjoy the surrounding countryside and outdoor space.

AGENT'S NOTE

We are advised that heating is via air source heat pump and geothermal ground source heat pump

Information

Postcode: HR9 6LP
Tenure: Freehold
Tax Band: F
Heating: Air source heat pumps and geothermal ground source heat pump
Drainage: Mains
EPC: D



What Three Words

What3words: clasp.ing.manage.dolly

The full listing

For much more information including more photos and location on a map, scan the QR code below to view the full listing on our website:



scan here for more
information

Property ID: ACP45965



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		104
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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