



1 Grove Cottages

Hope Mansell, Ross-On-Wye, Herefordshire, HR9 5TJ

1 Grove Cottage

Semi Detached Period Cottage with Two Double Bedrooms & One Bedroom Annexe. Large Garden & Paddock of 0.75 Acres in Stunning Location with Fabulous Views. Situated in a Quiet Rural Position Close to Ross-on-Wye.

THE PROPERTY

- Enclosed Front Porch
- Characterful Sitting Room. Double Aspect with Original Beams, Feature Stone Fireplace with Woodburner & Wood Floor
- Rustic Style Kitchen with Belfast Sink, Electric Range Cooker & Breakfast Bar, Integrated Dishwasher. Large Larder Cupboard Steps Down to
- Snug with Quarry Tile Floor, Beams & Feature Stone Wall, door to
- Back Porch/Utility Room & Further Storage Room, Back Door to Courtyard
- Two Double Bedrooms, both Double Aspect, one with Fitted Wardrobes, one with Original Fireplace
- Bathroom with Feature Tongue & Groove Wall, Painted Wood Floor, Bath with Shower Over, Rustic Style Vanity Unit, Large Airing Cupboard & Linen Storage
- Attached Annexe – with Comfortable Seating Area, Attractive Rustic Mezzanine Bed Platform, Free Standing Bath, Vanity Unit & Toilet. Fitted Cupboards & Tiled Floor

THE OUTSIDE

- Pretty South West Facing Front Garden with Established Planting & Cherry Trees
- Brick Built Garden Store
- Rose Clad Pergola
- Attractive Terracing
- Good Sized Paddock for Grazing
- Woodchip Turnout Area/Additional Parking
- Rear Courtyard
- Large Brick Storage Shed
- Private Parking



THE SITUATION

- Rural Setting with Fabulous Views
- 3.5 Miles to Lea with Primary School, Shop, Pub & Village Hall
- 4.8 Miles to Ross-on-Wye, 5 Miles to Cinderford
- 20 Miles to Gloucester
- 5.5 Miles to M50/A40 Junction

PRACTICALITIES

- Council Tax Band C – Herefordshire Council
- Mains Electricity & Water
- Oil Fired Central Heating
- Private Drainage
- Broadband – Superfast

DIRECTIONS

What3Words: today.vocab.morphing HR9 5TJ From M50 at Ross-on Wye, take the A40 East towards Gloucester. Continue for 4 Miles passing through the village of Weston-Under-Penyard. Take the small turning right signed to Pontshill & Hope Mansell. After 1 mile turn right signed to Hope Mansell. Travel for just under 1 mile passing a large dairy farm. The property will then be on your right hand side opposite Green Farm.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		


COUNTRY
&
CLASSIC

Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



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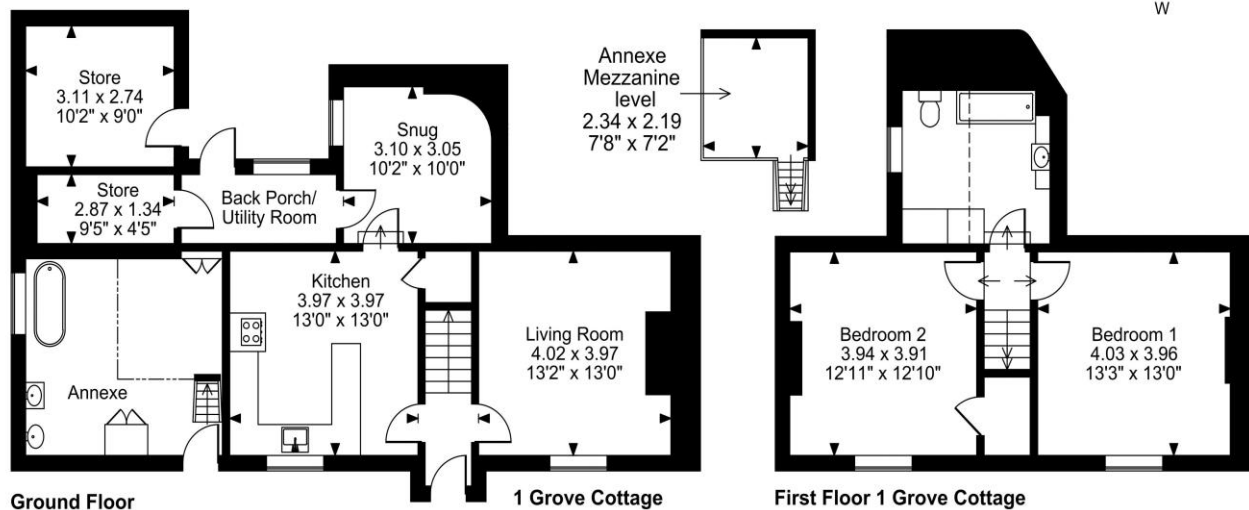
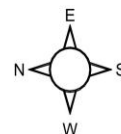
Approximate Gross Internal Area

1 Grove Cottage = 1038 Sq Ft/96 Sq M

Store = 92 Sq Ft/9 Sq M

Annexe = 226 Sq Ft/21 Sq M

Total = 1356 Sq Ft/126 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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