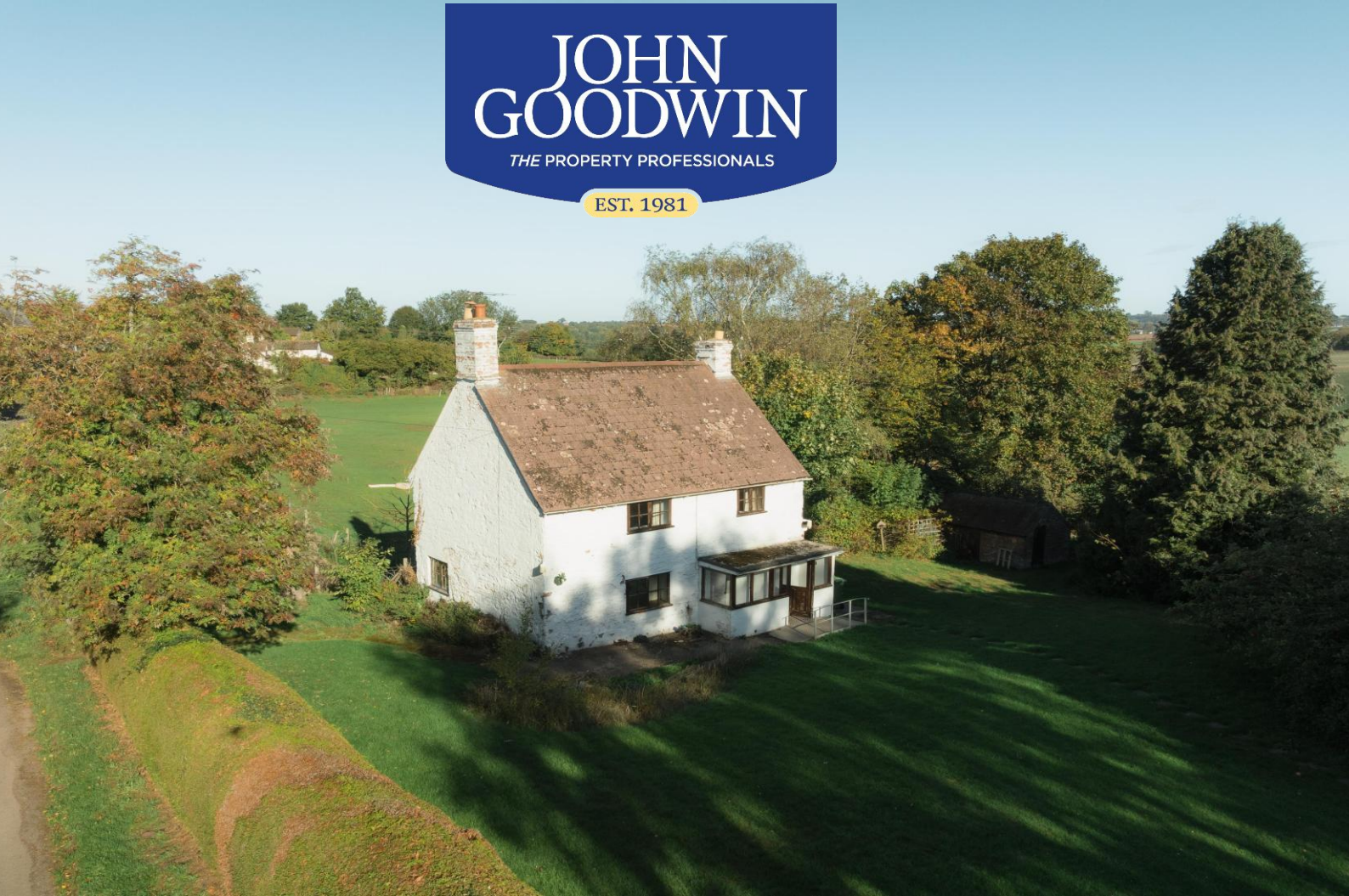


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



ATTRACTIVE STONE BUILT COTTAGE IN NEED OF MODERNISING WITH TWO OUTBUILDINGS ONE OFFERING BUSINESS POTENTIAL (SUBJECT TO NECESSARY PLANNING CONSENT) SET IN APPROX. 0.5 ACRE GARDEN. EPC E

Little Kingstone - Guide Price £449,000

Weston-under-Penyard, Ross-On-Wye, Herefordshire, HR9 7PQ

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Little Kingstone

Location & Description

The village of Weston-under-Penyard is some 2 miles east of the market and tourist town of Ross-on-Wye and within 10 minutes drive of the M50 motorway. The village is noted for its vibrant community spirit and an excellent array of amenities. At the heart of the village is the traditional and popular village pub, The Weston Cross. Not far away is the well regarded primary school, whilst nearby is the prominently sited on the lower slopes of St Lawrence church, portions of which date back to the late 12th Century. A noted local landmark, with its superb square stone tower, the church is a focal point for both spiritual and social gatherings. Not far away the village hall is a lively hub of activity, and adjacent to same are the splendid and beautifully maintained playing fields.

Property Description

Situated approx. a mile from the village of Weston-under-Penyard, Little Kingstone is an attractive stone and white washed traditional cottage which is in need of updating and modernisation. The cottage sits to the side of the plot, which is approaching 0.5 acre and has an outlook across the surrounding rolling farmland. To the opposite far side of the plot are two buildings. One used as a garage, the other of brick construction with a pitched roof, formerly used as a workshop with a large reception area to the front.

The cottage is of traditional stone construction under a pitched roof and comprises a lounge, kitchen with useful pantry and a rear porch and boiler room. To the first floor are two bedrooms and a bathroom. Outside is an attractive stone built outbuilding with a former w.c and store room adjacent. The gardens are laid mainly to lawn, with a variety of mature trees and shrubs, as well as fruit beds and an aluminium framed greenhouse.

To the far side of the plot, and accessed from a driveway via gates, are the two outbuildings. The first a double garage with side pedestrian door, the second a substantial brick building, with pitched and tiled roof. An entrance door gives access to a large reception area with cloaks and w.c., with a further door leading through to the main 27' workshop area, also with cloaks and w.c. To the front and side of this building is ample parking space for several vehicles/motorhome.

For those looking for a cottage with the potential to run a business from home (subject to all of the necessary planning consents) we strongly recommend an in person viewing.

Entrance Porch

Entrance porch with glazing to all sides and door into

Entrance Hall

Doors to

Living Room 5.40m (17ft 5in) x 4.16m (13ft 5in)

A generous room with windows to two elevations. Ceiling beam and fireplace with brick surround. Stairs to first floor.

Kitchen 3.85m (12ft 5in) x 2.87m (9ft 3in)

A well proportioned room with window overlooking the rear. Floor mounted units with sink and Hotpoint cooker. Ceiling beam. Tiled floor. Electric wall heater. Door to useful pantry.

Rear Porch and boiler room

A useful space with door to exterior, sink and boiler.





Bedroom One 4.42m (14ft 3in) x 4.42m (14ft 3in)

Window to front elevation. Door to storage cupboard. Radiator

Bedroom Two 3.13m (10ft 1in) x 2.97m (9ft 7in)

Window to front elevation. Door to storage cupboard. Radiator.

Bathroom

Suite with bath, pedestal hand basin and w.c. Window. Radiator.

Workshop Reception Area 6.20m (20ft) x 3.75m (12ft 1in)

An entrance door into useful reception space with cloaks and w.c.

Workshop 8.52m (27ft 6in) x 5.32m (17ft 2in)

A large workshop with power and lighting, together with cloaks and w.c.

Garage

A double garage with up and over door offering additional storage/workshop space.

Outside

The driveway leads to a large parking area in close vicinity to the workshop. The gardens are then located between the workshop and the cottage and are laid mainly to lawn. There is a further stone outbuilding with a gardeners w.c. Positioned to the rear of the workshop is a wind turbine.



Directions

Leave Ross-on-Wye on the A40 heading towards Gloucester. On reaching the mini roundabout adjacent to the Weston Cross Inn turn left. Follow the road for approx. 0.5 mile and at Bollitree Castle turn left sign posted Rudhall and Phocle Green. Continue along this road for approx. 0.5 mile and the entrance to the cottage will be seen on your right hand side.



Services

We have been advised that mains water and electricity are connected to the property. Oil fired central heating. Wind Turbine. Private shared drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND "E"

EPC

The EPC rating for this property is E.



Ross-on-wye Office

30 Gloucester Road, HR9 5LE

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

