



# SELLACK, ROSS-ON-WYE

Guide price **£625,000**



# THE LAWNS

Grove Common, Sellack, Ross-on-Wye, Herefordshire HR9 6LY



Character cottage in a peaceful countryside setting  
 Generous garden with versatile outbuildings  
 Flexible living space with views over open countryside

Situated in the village of Sellack, this well-presented period cottage offers spacious and flexible accommodation, ideal for family living. The property includes four bedrooms, one with en-suite, along with several reception rooms that provide versatility for both everyday use and entertaining.

The layout is well arranged, with a welcoming entrance hall leading through to a sitting room with log burner, a formal dining room, and a bright triple-aspect garden room. A separate breakfast room or study adds further flexibility, while the handmade shaker-style kitchen is both practical and in keeping with the character of the home. Large windows throughout allow for plenty of natural light and make the most of the surrounding views.

Outside, the property sits within a garden of approximately a quarter of an acre, with lawned areas, established planting, and a variety of useful outbuildings. These include a garage, workshop, summerhouse, and potting shed, many with power and lighting, offering excellent additional space.

Recent improvements include updated windows, doors, flooring, and a modern garden room, enhancing comfort while retaining the property's original charm.

The village setting offers access to countryside walks and local amenities, including the well-regarded The Loughpool Inn. Further facilities can be found in nearby Ross-on-Wye, with additional options in Hereford and Monmouth.

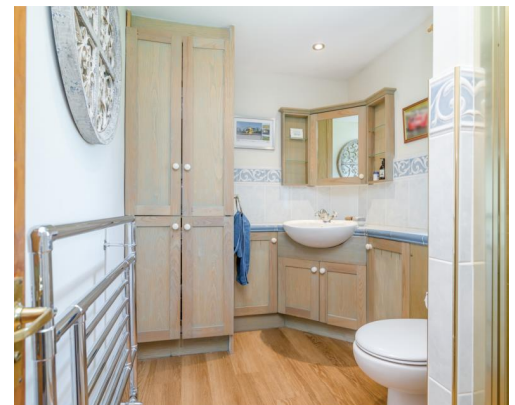


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### KEY FEATURES

- Four-bedroom period cottage with character features
- Approx. 0.25 acre garden with established planting
- Triple-aspect garden room with excellent natural light
- Handmade shaker kitchen with Rayburn
- Range of outbuildings including garage and workshop
- Village setting close to countryside walks and local pub



# STEP INSIDE



The interior offers a comfortable and characterful living environment.

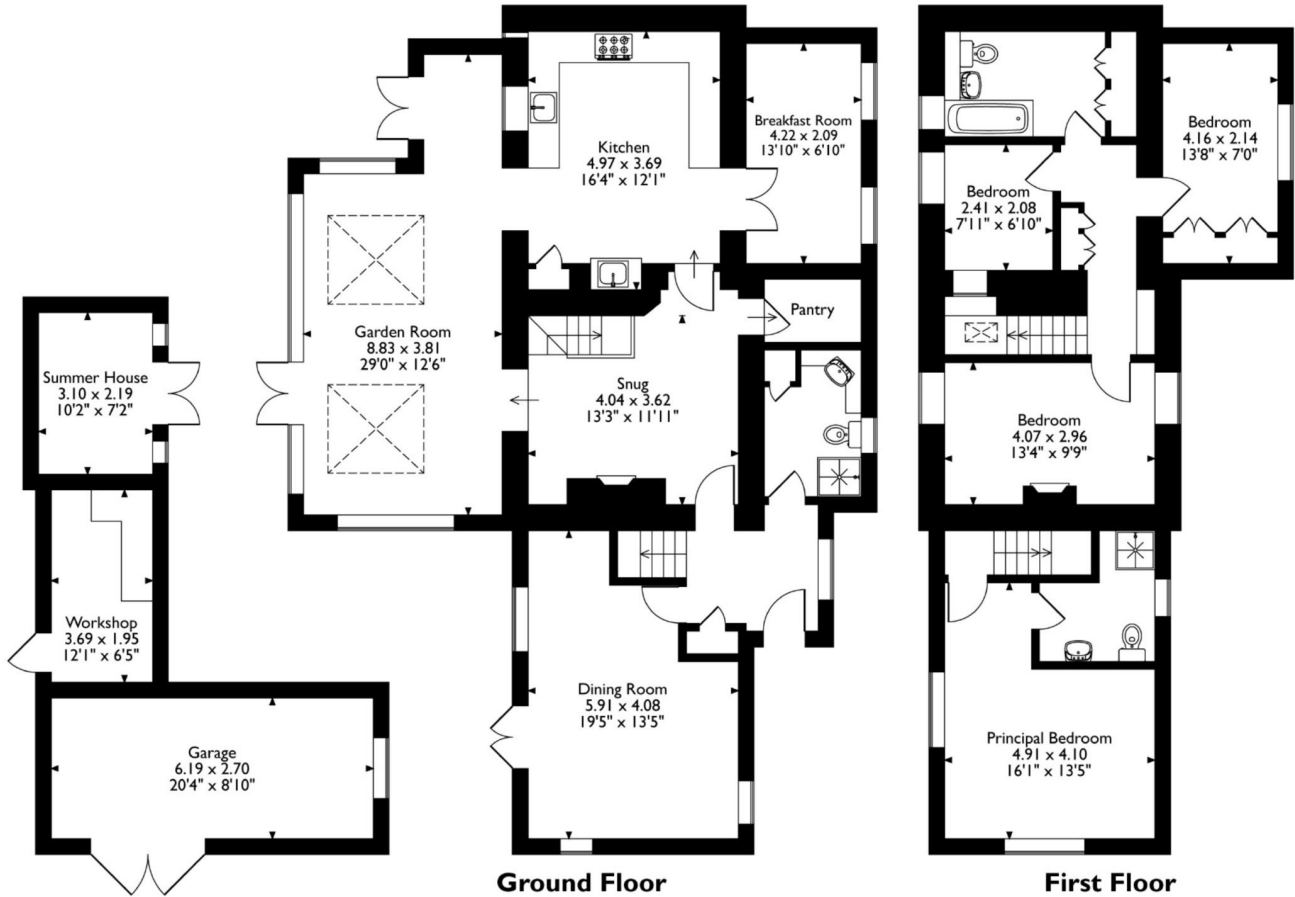
The sitting room provides a cosy space centred around a log-burning stove, while the formal dining room is well suited to family meals or entertaining.

The garden room is a standout feature, offering a bright and versatile space with views over the garden.

The breakfast room or study provides additional flexibility for home working or informal dining.

The kitchen is well arranged with solid wood units, ample worktop space, and integrated appliances.

The Lawns, Grove Common, Ross-on-Wye, Herefordshire  
 Approximate Gross Internal Area  
 Main House = 192 Sq M/2067 Sq Ft  
 Garage/Outbuilding = 32 Sq M/344 Sq Ft  
 Total = 224 Sq M/2411 Sq Ft



Upstairs, all four bedrooms are well-proportioned, with the principal bedroom benefiting from an en-suite.

A family bathroom and additional ground floor shower room support the needs of a busy household.

# STEP OUTSIDE



The garden extends to approximately a quarter of an acre and is mainly laid to lawn, complemented by mature shrubs, borders, and seating areas.

A range of outbuildings adds to the appeal, including a garage, workshop, summerhouse, and potting shed, providing useful storage and workspace options.

There is ample parking available, with driveways serving the property.

## AGENT'S NOTE

There are solar panels (owned) that we are advised currently generate an income of approx £1600 per annum.

## INFORMATION

Postcode: HR9 6LY  
Tenure: Freehold  
Tax Band: D  
Heating: Oil  
Drainage: Private  
EPC: D





## DIRECTIONS

What3words: kipper.remarried.cringes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(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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