



Baysham Cottage Sellack
Ross-On-Wye HR9 6QP



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£775,000

Steve Gooch Estate Agents are delighted to offer for sale this DETACHED FOUR BEDROOM PERIOD COTTAGE nestled within GARDENS OF 0.6 ACRES with STUNNING, FAR REACHING PANORAMIC VIEWS OVER FIELDS, COUNTRYSIDE AND THE RIVER WYE. Baysham Cottage benefits from a DETACHED DOUBLE GARAGE with WORKSHOP attached and is OFFERED WITH NO ONWARD CHAIN. PLANNING PERMISSION PASSED for SINGLE STOREY EXTENSION.

The property comprises of ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, HALLWAY, CONSERVATORY, UTILITY and W.C to the ground floor with MASTER BEDROOM with ENSUITE SHOWER ROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM to the first floor. New Electrics and Heating System with New Boiler.

Sellack is a tranquil village in Herefordshire, UK with historic cottages and period architecture nestled along the River Wye. The village benefits from amenities such as a local church, village hall and public house.

Just a stone's throw away lies Ross-on-Wye, a small market town situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.



The property is accessed via a pair of glazed panel French doors leading into the:

ENTRANCE PORCH

Vaulted ceiling with ceiling light, quarry tiled flooring, side aspect glazed windows with views over the garden and towards fields and countryside. A wooden front door with glazed panel above give access into:

ENTRANCE HALL

Stairs to the first floor, coving, ceiling lights, mains wired smoke alarm, single radiator, power points, telephone point, under stairs storage space, central heating thermostat controls, side aspect window overlooking the garden. Solid timber doors giving access into the:

LOUNGE

13'10" x 13'0" bay 11'8" x 4'2" (4.22m x 3.96m bay 3.56m x 1.27m)

Open fireplace with tiled surround, slate mantle and tiled hearth, ceiling light, coving, alcoves to either side, power points, tv point, single radiator, double radiator, bay window overlooking the garden with far reaching views over fields and countryside in the distance.

DINING ROOM

18'5" x 10'6" (5.61m x 3.20m)

Two ceiling lights, coving, double radiator, power points, two rear aspect windows with views over the garden and towards fields, countryside and the River Wye in the distance.

KITCHEN/BREAKFAST ROOM

14'11" x 10'1" (4.55m x 3.07m)

Twin round brown enamel sink with monobloc mixer tap over, rolled edge worktop, four-ring gas hob with filter hood over, built-in double oven, range of base and wall mounted units, tiled surrounds, power points, under cupboard lighting, ceiling light, mains wired smoke alarm, coving, single radiator, side aspect secondary glazed window overlooking the garden with far reaching views over fields and countryside in the distance. Wooden plank thumb latch door giving access into the:

PANTRY

Stone shelf, further shelving, power points, lighting, side aspect upvc obscure double glazed window.

REAR HALL

Accessed from the kitchen, a pair of louvre doors gives access to a storage cupboard, dresser storage, power points, single radiator, ceiling lights, electrical consumer unit. Doors into:

UTILITY/CLOAKROOM

9'4" x 5'8" (2.84m x 1.73m)

White suite with low level w.c, Belfast sink with taps over, tiled worktop, range of base and wall mounted units, plumbing for automatic washing machine, new condense boiler and heating system, double radiator, ceiling light, side aspect obscure window.





CONSERVATORY

13'7" x 12'2" (4.14m x 3.71m)

Dwarf walls with upvc panels to all elevations, polycarbonate roof, ceiling light and fan, wall light points, power points, wall mounted electric heater, side aspect upvc double glazed French doors opening out onto the garden with far reaching views over fields, countryside and the River Wye.

From the entrance hall, stairs lead to the first floor:

LANDING

Ceiling lights, access to roof space, power points, double radiator, mains smoke alarm, door to airing cupboard housing the hot water cylinder and slatted shelving space. Wooden plank door giving access into:

BEDROOM ONE

10'05" x 11'1" (3.18m x 3.38m)

Ceiling light, power points, single radiator, side aspect upvc double glazed tilt and turn window with views over the garden and toward fields and countryside in the distance, rear aspect upvc double glazed window overlooking the garden with far reaching views over fields, countryside and the River Wye. Door giving access into:

ENSUITE

6'9" x 10'4" (2.06m x 3.15m)

White suite with close coupled WC, vanity wash hand basin with mixer tap over, double shower cubicle with mains electric shower fitted, inset ceiling spots.

BEDROOM TWO

13'1" x 11'9" (3.99m x 3.58m)

Ceiling light, power points, single radiator, chimney breast with alcoves to either side, vaulted ceiling with exposed beam, side aspect double glazed window overlooking the garden with far reaching views over fields and countryside.

BEDROOM THREE

10'11" x 11'10" (3.33m x 3.61m)

Ceiling light, single radiator, power points, side aspect upvc double glazed window overlooking the garden, parking and driveway with far reaching views over fields and countryside, rear aspect upvc tilt and turn double glazed window overlooking the garden with far reaching views over fields, countryside and the River Wye.

BEDROOM FOUR

10'10" x 8'11" (3.30m x 2.72m)

Ceiling light, single radiator, power points, side aspect upvc double glazed window overlooking the garden with far reaching views over fields, countryside and River Wye in the distance.

BATHROOM

5'11" x 9'7" (1.80m x 2.92m)

White suite with roll top claw-foot bath, pedestal wash hand basin and close coupled w.c, tongue and groove cladding walls, chrome heated towel radiator, inset ceiling spots, extractor fan, rear aspect obscure double glazed window.

OUTSIDE

The property enjoys the convenience of a parking area that provides direct access to a double garage and workshop. A personal gate and pathway lead to the entrance porch, offering a welcoming entry point.

From the side lane, an elegant wrought iron gate guides you down a gravelled pathway to the front door. The property is surrounded by mature gardens and grounds spanning approximately 0.6 acres, all thoughtfully enclosed by a combination of sturdy walls, fencing, and verdant hedging.

To one side, the garden hosts a diverse array of shrubs and bushes, accompanied by a generously-sized paved patio area. The opposite side, with access from the conservatory, features a well-maintained lawn and a greenhouse.

The rear garden opens up to a spacious expanse of lawn, complemented by carefully tended flower borders, shrubs, and bushes. Here, you'll find a mix of mature and fruit-bearing trees, along with dedicated spaces for composting and a charming woodland area. The entire area offers breath-taking views over the adjacent fields, countryside, and towards the River Wye.

DETACHED DOUBLE GARAGE

19'02 x 18'11 (5.84m x 5.77m)

Accessed via two single up & over doors, power and lighting, personal rear aspect window, door opening into:

WORKSHOP

18'11 x 6'08 (5.77m x 2.03m)

Power and lighting, front and side aspect window, side aspect personal door opening onto garden.

DIRECTIONS

From the Wilton roundabout, on the edge of Ross-on-Wye, take the turning onto the A49, taking the second turning right, signposted to Sellack. Continue along this lane for approximately 1.9 miles, reaching a crossroads with a memorial on the left hand side. Turn right and continue for approximately one mile. Take the turning left, signposted to the Church, where the property can be found immediately upon the right hand side.

SERVICES

Mains water, electricity. Septic Tank. LPG.

WATER RATES

Herefordshire Council - Rate TBC

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: G

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

AGENTS NOTE

Planning permission for a single storey extension has been passed. Herefordshire Council reference P253602/FH





Floor 0



Floor 1

Approximate total area⁽¹⁾

1825 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

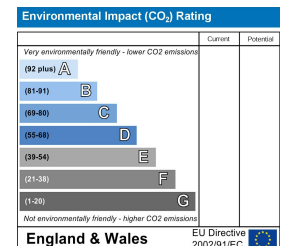
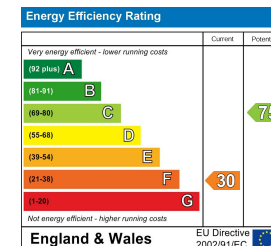
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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