



BRIDSTOW

Offers over £400,000



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Bridstow, Ross-on-Wye, Herefordshire HR9 6JU



Charming semi-detached cottage with planning permission. Spacious gardens, off-road parking, and countryside views. Beautiful interiors blending character and practicality.

This charming three-bedroom semi-detached cottage sits in a peaceful rural setting, offering panoramic countryside views and a wonderful balance of character and modern living, the property has been tastefully styled throughout and benefits from planning permission for a two-storey extension (Planning Ref: P224196/FH, granted 07/02/23), with footings already in place.

Bridstow is a charming and well-connected village just outside Ross-on-Wye, surrounded by rolling countryside and scenic walks. It offers a peaceful rural lifestyle with a strong community, a respected primary school, and nearby access to the River Wye and Wye Valley AONB. Excellent road links via the A40 and M50 make commuting to Hereford, Gloucester, and beyond easy, while Ross-on-Wye provides all essential shops, schools, and services just minutes away.



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KEY FEATURES

- Tastefully presented three-bedroom semi-detached cottage
- Approved planning permission for two-storey extension (Ref: P224196/FH)
- Spacious gardens with lawn, patios, and enclosed vegetable area
- Off-road parking via gated gravel driveway
- Lounge with multi-fuel stove, open-plan kitchen/diner, and utility room
- Countryside views and peaceful rural setting



STEP INSIDE

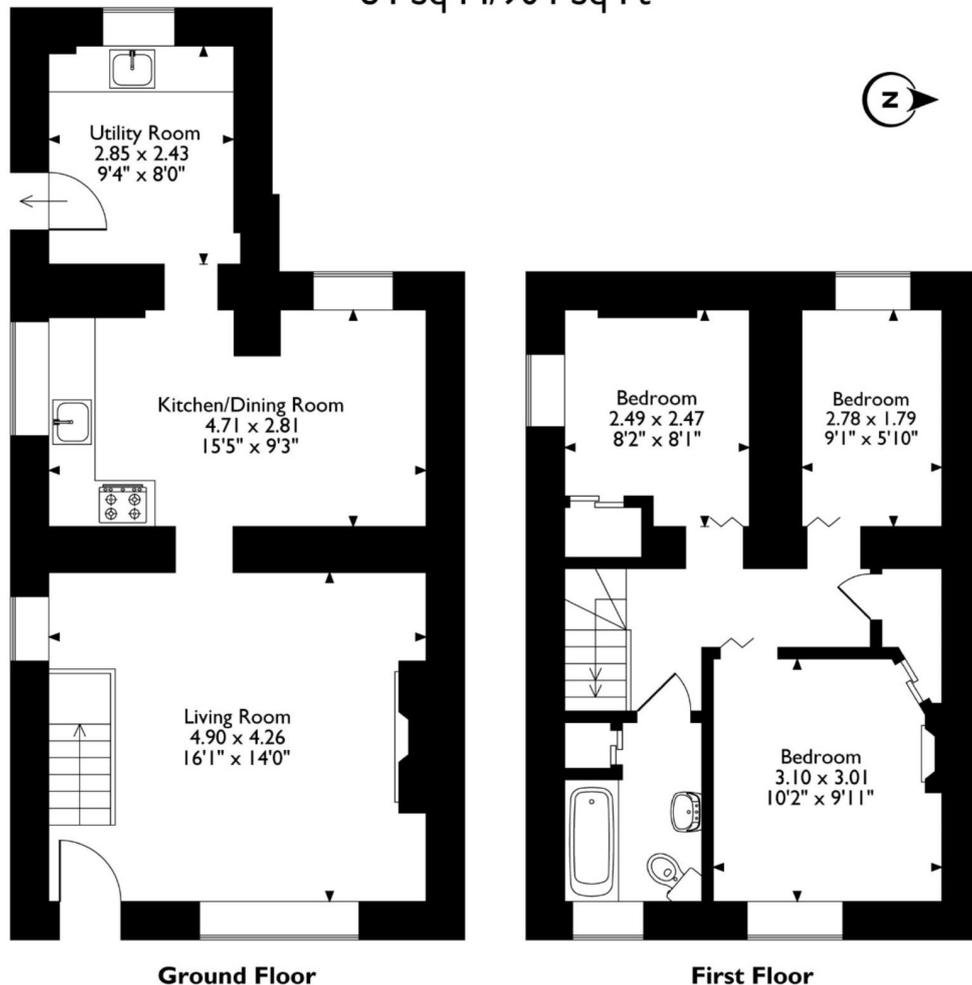


The ground floor features a welcoming lounge complete with a multi-fuel burning stove and staircase to the first floor.

An open-plan kitchen and dining room provides a practical and stylish space for everyday living, with woodblock worktops, base and wall units, space for a freestanding oven, and room for a family dining table.

A utility room sits just off the kitchen, with further woodblock work surfaces, plumbing for a washing machine and dishwasher, and direct access to the side of the house.

Approximate Gross Internal Area
84 Sq M/904 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, there are three well-proportioned bedrooms, including a master with a charming cast iron feature fireplace. Built-in wardrobes in bedrooms one and two, plus a landing cupboard with a hanging rail, offer handy storage.

The family bathroom includes a three-piece suite, tiled and half-panelled walls, and a shower over the bath.

STEP OUTSIDE



Approached via a private track, the property includes gated off-road parking on a gravel driveway with turning space. The gardens are a standout feature spacious and thoughtfully arranged, with two patio seating areas, a lawn, and a fully enclosed vegetable garden complete with raised beds and a fruit cage.

To the side of the house, the footings have already been laid for the approved two-storey extension, and behind this lies a second patio area and a timber garden shed. At the rear is a useful storage area that houses the external oil boiler and oil tank. All outdoor spaces benefit from beautiful views across open countryside, offering privacy, space, and a strong connection to the rural surroundings.

INFORMATION

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





DIRECTIONS

What3words: ///FIREPOWER.BREW.DINED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			106
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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