

Holly Tree Cottage

Bailey Lane End, Ross-On-Wye HR9 5TR

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £570,000

Steve Gooch Estate Agents are delighted to offer for sale this CHARMING THREE/FOUR BEDROOM DETACHED FOREST COTTAGE, occupying a GENEROUS PLOT EXTENDING TO APPROXIMATELY 0.41 ACRES and enjoying BEAUTIFUL FAR-REACHING VIEWS. Nestled in a PEACEFUL COUNTRYSIDE SETTING, between the villages of Drybrook and The Lea, within easy reach of the market town of Ross-on-Wye, this delightful property offers VERSATILE ACCOMMODATION brimming with character and charm. The cottage is complemented by GENEROUS GARDENS AND GROUNDS, a DETACHED GARAGE AND USEFUL OUTBUILDINGS, making it an ideal choice for those seeking a peaceful rural lifestyle. Further benefits include gas central heating, uPVC fascias and double glazing.

The property comprises of ENTRANCE HALL, KITCHEN/DINING ROOM, LOUNGE, DINING ROOM/BEDROOM FOUR to the ground floor. To the first floor THREE BEDROOMS, BATHROOM and a SEPARATE WC.

Bailey Lane end is a small hamlet situated equidistantly from the villages of Drybook and Lea and is close to the market town of Ross-on-Wye. A choice of pubs and restaurants are within easy driving distance and the hamlet is surrounded by woodland and Forest trails and walks. The local villages have a range of shops and local amenities including a health centre in Drybrook as well as a hairdresser, takeaway and community hub.



Accessed via a large canopy porch with metal studded plank door, ceiling spots, tongue and groove timber clad ceiling, oak timber supports, outside lighting, This gives access into:

ENTRANCE HALL

Exposed ceiling timbers, ceiling light, double radiator, power point, Chinese slate tiled floor, side aspect window overlooking the side garden, timber thumb latch plank door with glazed panel to side giving access into:

KITCHEN/DINING ROOM

Kitchen area has double Belfast-style sink with worktop mounted drainer, solid wood work tops, range of base and wall mounted units with tiled surrounds. Power points, ceiling lights, inset ceiling spots and under cupboard lighting, integrated dishwasher, integrated fridge freezer, large Rangemaster cooker with hood over, included int he sale, has gas hob and gas ovens and hotplate, underfloor heating beneath the Chinese slate floor, double radiator, stairs leading to the first floor, thumb latch door to understairs storage cupboard, front aspect window over looking part of the garden, rear aspect window overlooking the garden with views over fields and countryside, wooden stable door with sealed unit double glazed window with the same outlook. Stairs lead to the first floor. Wooden thumb latch plank door gives access to:

LOUNGE

Stone inglenook style fireplace with large timber lintel above, a slate hearth and multi-fuel stove inset, exposed ceiling timbers, wall lights, a former window recess provides shelving area, solid oak flooring, exposed timber skirting boards, double and single radiators, power points, rear aspect window with far reaching views towards the Malvern Hills in the distance, a side aspect window overlooks the garden with further views, stable door with inset panel to top and continuing views, a feature archway gives access to a

SMALL HALLWAY

With exposed stonework, continuation of oak flooring, wooden thumb latch door gives access into

DINING ROOM

Ceiling lights, exposed ceiling timbers, one double and one single radiator, power points, side aspect and front aspect windows.













FIRST FLOOR LANDING
Access to roof space, inset ceiling spotlights, small step down into

BEDROOM ONE
Comprises ceiling light, tongue and groove timber clad ceiling, single radiator, power points, range of built-in wardrobes with various shelves and hanging options, rear aspect window with far reaching views.

BEDROOM TWO
Ceiling spotlights, timber clad ceiling, two built in wardrobes with louvre doors either side of the chimney breast, shelving single radiator, power points, side aspect window.

BEDROOM THREE
Ceiling light, single radiator, power points, door into wardrobe and storage area, front aspect window overlooking the gardens,

FAMILY BATHROOM
Comprises white suite with low level W.C, pedestal wash hand basin, rolled top claw foot bath with telephone shower fitting attached, separate quadrant shower cubicle with electric shower, inset ceiling spots, half clad tongue and groove walls, oak flooring double radiator, rear aspect window

W.C
Close coupled W.C, vanity wash hand basin with cupboard beneath, continuation of timber clad walls and Chinese slate floor, inset ceiling spots, rear aspect window, door gives access to the airing cupboard with hanging rail, slatted shelving, hot water cylinder.

OUTBUILDING/UTILITY STORE
Attached to the side of the property the building has plumbing for washing machine, power and lighting, single radiator with frost stat, wall mounted sink, obscure window to side. Outside tap and lighting.

DETACHED GARAGE & PARKING
Detached single garage with up and over door, personnel window and door, power and lighting.

The driveway leads to a parking area for several vehicles.

OUTSIDE
The front of the property has a paved path leading to the boiler room with gas fired central heating and domestic hot water boiler, further storage space with power and lighting.

Outside the front is a low stone wall with various trees and plants. To the side, steps lead to a lower garden area with summer house, septic tank, wood store and leads to the rear of the property. Gated access leads into a sloped paddock enclosed by fence and hedge surround.

DIRECTIONS
From the Mitcheldean office, proceed up The Stenders into the village of Drybrook, upon reaching the crossroads turn right, proceed through Hawthorns and out of the village, proceed to the hamlet of Bailey Lane End, through the 40mph speed restriction, turn right onto a tarmac track, filter left converting to a gravel track, first right, along the gravel track to the bottom where the property can be found as per our For Sale board.

SERVICES
Mains electric, gas, water, septic tanks for main house and park home. Underfloor heating to kitchen.

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.

WATER RATES
Welsh Water Authroity - Rate TBC

LOCAL AUTHORITY
Council Tax Band: F
Herefordshire Council, Plough Lane, Hereford HR4 0LE









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)

TENURE

Advised as Freehold

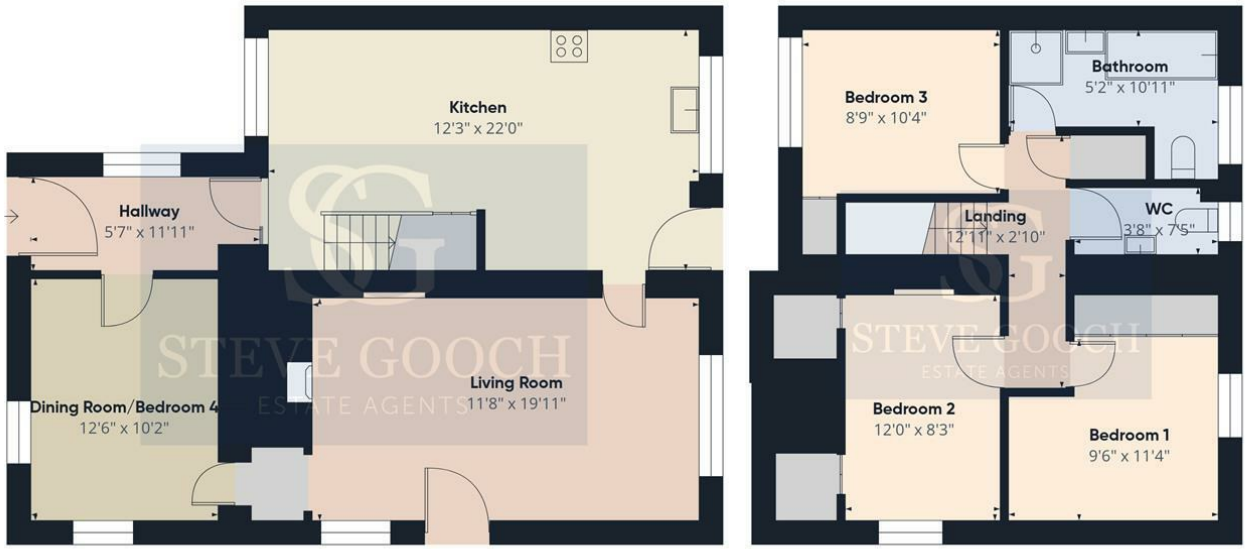
VIEWING

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.











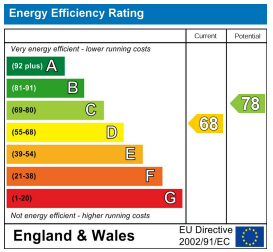
Approximate total area(1)

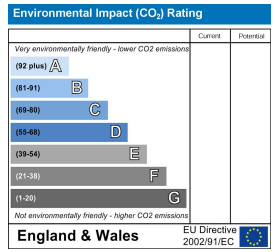
1194 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





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.

