



Grove Cottages

Hope Mansell, Ross-On-Wye, Herefordshire, HR9 5TJ

1 Grove Cottage & Green Cottage
 A Pair of Period Cottages each with Two Double Bedrooms, Gardens & Paddock in Stunning Location with Fabulous Views - A Rare Opportunity to Buy a Pair of Cottages in a Rural Location with Just Over ¾ Acre of Gardens & Paddock. The Cottages Would Convert into One Large Family Home or Remain as Two Providing Potential Income or Multi Generational Accommodation

1 GROVE COTTAGE

- Enclosed Front Porch
- Characterful Sitting Room. Double Aspect with Original Beams, Feature Stone Fireplace with Woodburner & Wood Floor
- Rustic Style Kitchen with Belfast Sink, Electric Range Cooker & Breakfast Bar, Integrated Dishwasher. Large Larder Cupboard, Steps Down to
- Snug with Quarry Tile Floor, Beams & Feature Stone Wall, door to
- Back Porch/Utility Room & Further Storage Room, Back Door to Courtyard
- Two Double Bedrooms, both Double Aspect, one with Fitted Wardrobes, one with Original Fireplace
- Bathroom with Feature Tongue & Groove Wall, Painted Wood Floor, Bath with Shower Over, Rustic Style Vanity Unit, Large Airing Cupboard & Linen Storage
- Attached Annexe – with Seating Area, Attractive Rustic Mezzanine Bed Platform, Free Standing Bath, Vanity Unit & Toilet. Fitted Cupboards & Tiled Floor

GREEN COTTAGE

- Part Renovated – Rewired, Smoke Alarms, New Boiler & CH System, Newly Built Chimney with New Woodburner
- Sitting Room with Original Fireplace
- Second Sitting Room with Inglenook Fireplace with Woodburner
- Rustic Style Fitted Kitchen with Bespoke Solid Wood Worktops, Butler's Sink, Electric Cooker & Flagstone Floor. Back Door to Courtyard
- Two Double Bedrooms
- Bathroom with Shower Over





FLOOR PLANS

Total Approx. Floor Area 2107 Sq. Ft. (196 Sq. M.)

Grove Cottages, Hope Mansell, Ross-on-Wye

Approximate Gross Internal Area

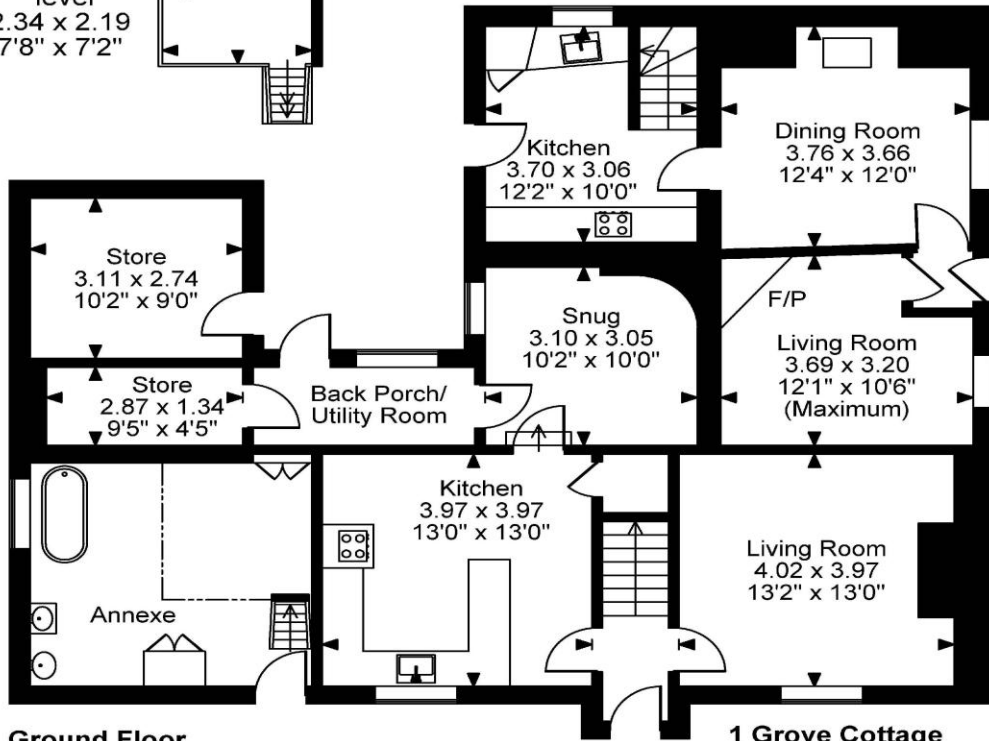
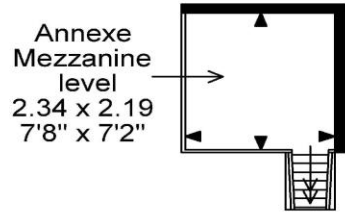
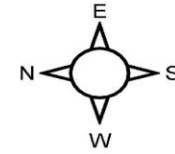
1 Grove Cottage = 1038 Sq Ft/96 Sq M

Green Cottage = 751 Sq Ft/70 Sq M

Store = 92 Sq Ft/9 Sq M

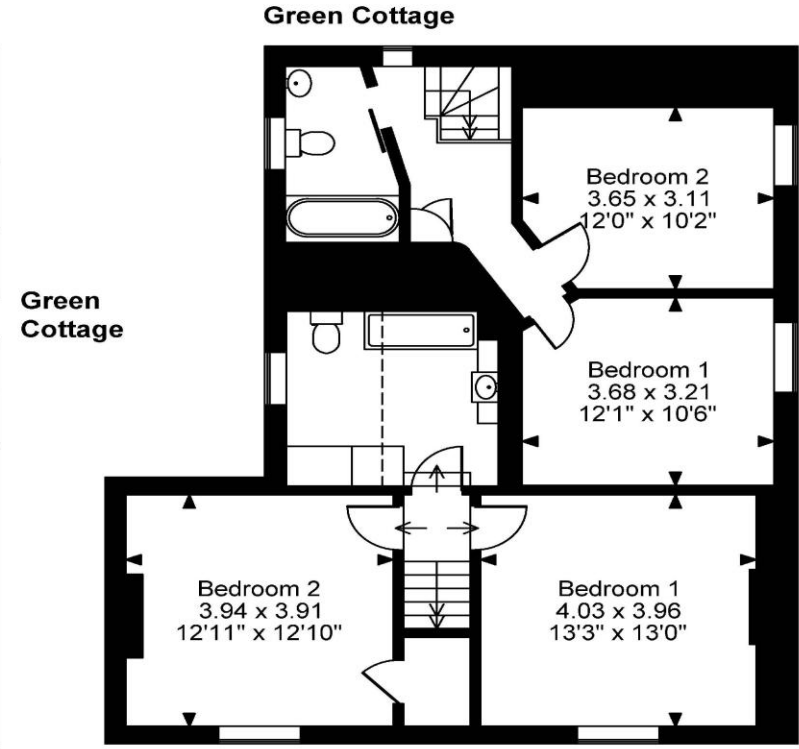
Annexe = 226 Sq Ft/21 Sq M

Total = 2107 Sq Ft/196 Sq M



Ground Floor

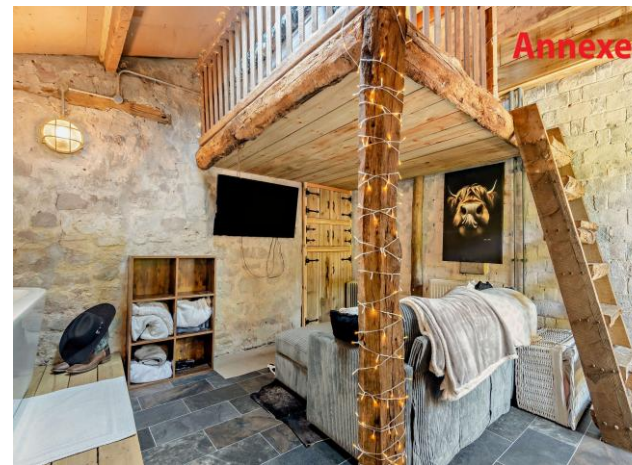
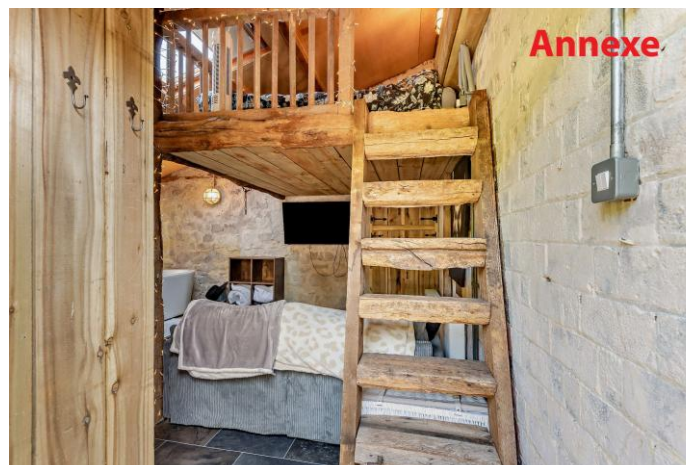
1 Grove Cottage



First Floor 1 Grove Cottage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8691002/SS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Green Cottage



THE SITUATION

- Rural Setting with Fabulous Views
- 3.5 Miles to Lea with Primary School, Shop, Pub & Village Hall
- 4.8 Miles to Ross-on-Wye, 5 Miles to Cinderford
- 20 Miles to Gloucester
- 5.5 Miles to M50/A40 Junction

THE OUTSIDE

- Pretty South West Facing Front Garden with Established Planting & Cherry Trees with Brick Built Garden Store
- South Facing Lawned Garden to Green Cottage with Shed
- Rose Clad Pergola & Attractive Terracing
- Good Sized Paddock for Grazing
- Woodchip Turnout Area/Additional Parking
- Courtyard to both Cottages with Large Brick Storage Shed
- Private Parking to Both Cottages

PRACTICALITIES

- Council Tax Band C – Herefordshire Council
- Mains Electricity & Water
- Oil Fired Central Heating
- Private Drainage
- Broadband – Superfast

DIRECTIONS

What3Words: today.vocab.morphing HR9 5TJ From M50 at Ross-on-Wye, take the A40 East to Gloucester. Continue for 4 miles passing through Weston-Under-Penyard. Take the turning right signed to Pontshill & Hope Mansell. After 1 mile turn right to Hope Mansell. Travel for just under 1 mile passing a dairy farm. The property is on the right opposite Green Farm.



Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



