



BROMSASH

Guide price **£550,000**



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UPLANDS

Bromsash, Ross-on-Wye, Herefordshire HR9 7PJ



Three Bedroom Detached Stone Cottage
Extra Living Accommodation with Barn
Ample Off-Road Parking,

This 18th century detached three bedroom stone cottage is situated in the heart of the popular and sought after village of Bromsash, nestling between the villages of Linton and Weston-under-Penyard and offering accessible beautiful walks in the countryside. The property is within the catchment for Gorsley Goffs primary school. Weston-under-Penyard offers church, village Hall, public house and primary school, Lea, just a mile and a half away has a village store, church, garage and primary school. South Herefordshire Golf Club and Ross-on-Wye Golf Club are within 2 miles.

The pretty market town of Ross-on-Wye, with its picturesque river walks is just over 3 miles away and offers an array of excellent shopping facilities, café's and schools. The M50 is just over 3 miles away and provides excellent commuter links giving good access to Birmingham, the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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KEY FEATURES

- Three Bedroom Stone Cottage
- Potential One Bedroom Annexe
- Ample Off-Road Parking, Detached Garage
- Enclosed Gardens with Numerous Outbuildings
- Boasting Character throughout



STEP INSIDE



This family home is well proportioned throughout with access to the ground floor via an entrance porch, which is a useful boot/coat room, with a step and door leading to the dining/family room. This room oozes character, having exposed ceiling beams, a feature fireplace and bespoke handcrafted window boards. The dining/family room is well positioned next to the kitchen/breakfast room, meaning it creates the perfect space for entertaining.

The kitchen/breakfast room is split level, comprising a farmhouse style kitchen having a range of fitted wall, base and drawer units, various appliances, twin Belfast sink unit, and an AGA being the focal point of this room. The breakfast area is raised from the kitchen, with windows facing west giving a picturesque view over the garden.

The ground floor also has a study room which has original floorboards and stairs to the first floor, and a snug room, which is located off the dining/family room. An interesting feature of this room has to be the cellar with access from the kitchen area. The vendors currently use this as a perfect wine cellar.

The snug is a room the current owners are very fond of, a cosy room, with a woodburning stove being the main feature, bespoke window boards which can be seen often throughout the cottage. Furthermore, to the ground floor, you can find a modern family bathroom, which has a bathtub, separate shower and wash hand basin.

To the first floor, there are three bedrooms, all of the bedrooms are a generous size, with character once again streaming throughout. The master benefits from a walk-in wardrobe and a spacious en-suite, which has a shower cubicle, vanity unit and W.C.

AGENTS NOTE: The property has 12kw of solar panel's and a 10kw battery.

Approximate Gross Internal Area
 Main House = 160 Sq M/1722 Sq Ft
 Annexe = 21 Sq M/226 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Outbuilding = 7 Sq M/75 Sq Ft
 Total = 201 Sq M/2163 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.

OUTSIDE

Stepping outside, you can find ample parking for several vehicles via a paved driveway, this leads to a detached garage, which is accessed via an up and over door. The outdoor area also gives access to numerous outbuildings and utility room, these outbuildings are perfect for additional storage. The main outbuilding has to be the former barn, which the current vendors have used for extra living accommodation and even an AirBnB, this has independent services, a living area, downstairs showeroom, with stairs leading to a further room, currently used as a bedroom. This could be the perfect space for anyone searching for an additional income stream or a multi-generational home.

The gardens are laid mainly to lawn, facing west, and have a variety of trees, shrubs and flowers, all enclosed by fencing surround. There is a large patio area perfect for entertaining throughout the year. The garden currently hosts a Wellis Amazonus swim spa and can be used all year round, perfect for sports training or as a relaxing/sociable jacuzzi.

A further spacious workshop can be found towards the rear of the garden, which again offers fantastic storage.

STEP OUTSIDE



INFORMATION

Postcode: HR9 7PJ
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: Private
EPC: D



DIRECTIONS

Leave Ross-on-Wye via the A40 Gloucester Road, passing through Hildersley. Before reaching Weston Under Penyard, take the left-hand turn into Springetts Lane and continue along, at the junction continue straight over and stay on this road until reaching the crossroads in the centre of Bromsash Village where the property can be found on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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