



# HOWLE HILL

Offers over **£400,000**





# ELM COTTAGE

Ross-on-Wye, Herefordshire HR9 5SP



Two bedroom detached cottage  
Planning permission granted  
Plot over 0.25 Acre

A unique opportunity for this two-bedroom detached cottage, which has planning permission granted for a double storey extension, set within gardens and grounds over quarter of an acre. The property is situated in the popular and highly sought after village location of Howle Hill.

Howle Hill is ideally located between the Wye Valley and the Forest of Dean. The nearest village, Walford has a village shop, primary school, and local pub 'The Mill Race'. More comprehensive facilities can be found in the nearby Market town of Ross-on-Wye.

The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and 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

- Two bedroom detached cottage
- Planning permission granted for double storey extension
- Easily accessible to Symonds Yat
- Generous plot over 0.25 Acre
- Area Of Outstanding Natural Beauty
- Ample off road parking





# STEP INSIDE



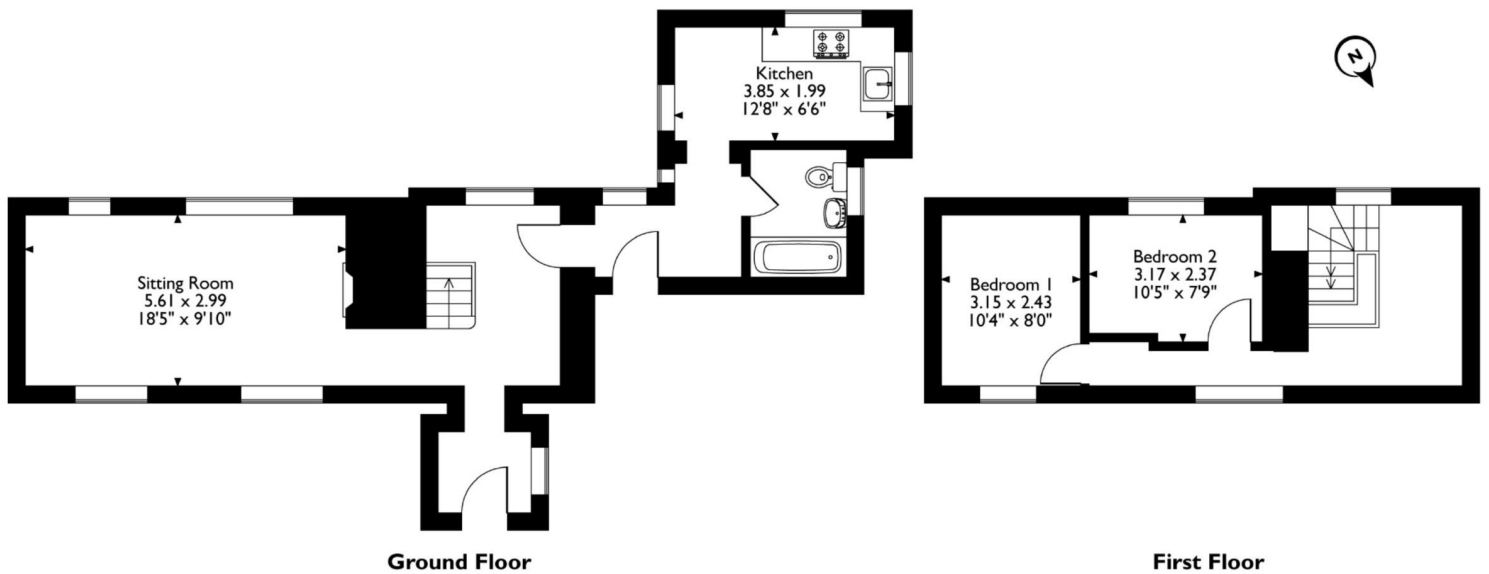
Stepping inside through an internal porch, you will instantly notice the refurbished interior. The vaulted ceiling reveals original beams, with stairs leading to the first-floor landing.

The kitchen and bathroom on the ground floor await renovations, planning permission has been granted for an extension to create an open-plan kitchen/diner area with an en suite master bedroom above.

The open-plan sitting/dining room exudes warmth and is cosy. The room has dual aspect windows which provide views across the fields, while a stone and brick fireplace, complete with a wood-burning stove, offers comfort.

The room features exposed beams painted white to enhance natural light.

## Approximate Gross Internal Area 77 Sq M/828 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.

The staircase leads to the landing area featuring an original stone wall and windows. The landing leads to the bedrooms.

Both bedrooms boast low-level windows with window seats, perfect for showcasing the views.

Vaulted ceilings with exposed beams add to the charm. Bedroom two features a unique wall crafted from naturally exposed stone with artistic detail.



# STEP OUTSIDE



The plot measures over quarter of an acre, a gravel driveway and stone turning circle can be found upon entering the property, framed by a conifer tree and offering ample parking space for multiple cars. To the right of the driveway, preparations have been made for a detached double garage. The gardens are mostly laid to lawn, with the rear garden be predominately south facing. There are a variety of mature trees, shrubs and flowers, which create a picturesque space. There are three log stores within the grounds, the wrap around gardens create a sense of complete privacy from the hedged boundaries encompassing the property. There is also a public footpath directly opposite the cottage, which gives access directly into the surrounding woodland.

AGENTS NOTE: Planning permission has been granted for 'proposed extensions, garage and alterations'. Ref number: P223136/FH

## INFORMATION

Postcode: HR9 5SP  
Tenure: Freehold  
Tax Band: D  
Heating: Electric  
Drainage: Private  
EPC: E







## DIRECTIONS

From Ross travel in the direction of Walford. Turning left signposted Howle Hill, turn right onto Sharman Pitch. Turn left. Follow road. Turn left before the no through road sign. Infront of you is a cream cottage 'Windrush' turn left. The lane is tucked away behind the hedge on the left, cream gravel driveway.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	
England & Wales		EU Directive 2002/91/EC	

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