



RYEFORD, ROSS-ON-WYE

Guide price **£350,000**



ROSE COTTAGE

Ryeford, Ross-on-Wye, Herefordshire HR9 7PY



Three Bedroom Detached Stone Cottage
Easily Accessible Transport Links
Popular And Sought After Village Location

A charming three bedroom detached stone cottage, boasting character and having ample off road parking, in the popular village of Ryeford. There are many character features which can be found throughout, to include exposed ceiling beams, feature fireplaces, with rooms facing the spectacular views over surrounding fields and countryside.

A charming three bedroom detached stone cottage, dating back almost 200 years, boasting character and having ample off road parking, in the popular village of Ryeford. This charming village is characterized by its idyllic rural setting, with rolling hills, lush greenery, and meandering country lanes offering breathtaking views of the surrounding countryside.

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

- Three Bedroom Detached Stone Cottage
- Popular And Sought After Village Location
- Dating Back Almost 200 Years
- Character Features Throughout
- Easily Accessible Transport Links
- Countryside Views



STEP INSIDE



Step into the inviting entrance hallway, where a staircase leads to the landing and doors open into the cosy lounge and elegant dining room.

The lounge exudes warmth with its brick fireplace housing a wood burner, perfect for chilly evenings, while exposed beams and front and rear windows add to its character and brings in plenty of light.

In the dining room, original stone features and exposed beams create a charming ambiance, complemented by a front aspect window and a door leading to the spacious kitchen/diner.

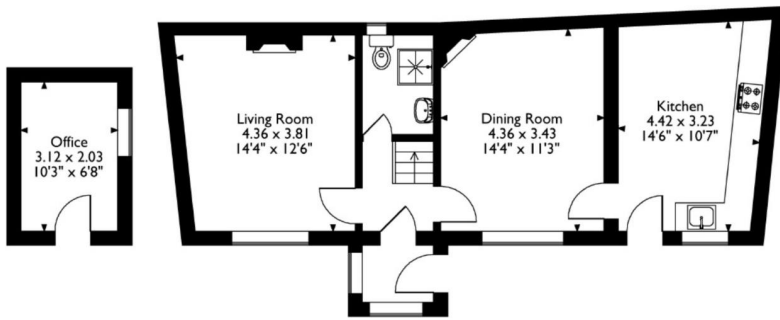
The kitchen/diner has a range of fitted wall, base, and drawer units, adorned with solid wooden worktops and integrated appliances, offering a seamless blend of functionality and style, a stable door opens out to the garden, inviting natural light and fresh air into the space.

There is a downstairs shower room, which is fitted with a shower cubicle, W.C and wash hand basin, with a rear aspect uPVC double glazed window.

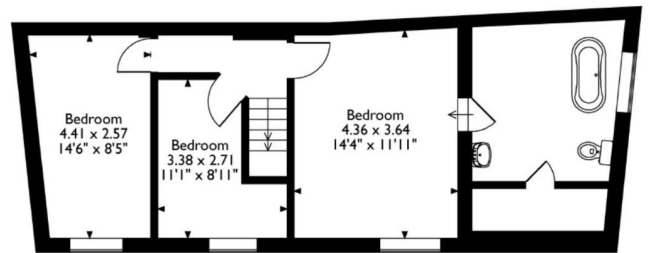
On the first floor is the landing leading to three bedrooms, with the master bedroom positioned at the front aspect having space for storage and featuring an impressive en-suite bathroom with a freestanding roll-edged bathtub, w.c., and wash hand basin.

The remaining two bedrooms also enjoy front aspect views, completing this delightful cottage filled with character and comfort.

Approximate Gross Internal Area
Main House = 105 Sq M/1130 Sq Ft
Outbuilding = 6 Sq M/65 Sq Ft
Total = 111 Sq M/1195 Sq Ft



Ground Floor



First Floor

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.

STEP OUTSIDE



Double wooden gates give access into the off road parking area providing off road parking for several vehicles with a turning space, brick outbuilding. A Gate gives access to the front of the property which is mostly laid to lawn with flower borders, mature tree, enclosed by stone walling and fencing. There are views over surrounding fields and countryside.

INFORMATION

Postcode: HR9 7PY
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Private
EPC: E



DIRECTIONS

From Ross-on-Wye, proceed out along the A40 towards Lea. Go through the village of Weston Under Penyard into Ryeford, where the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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