



2 Primrose Cottages
Hoarwithy | Hereford | HR2 6QG

FINE & COUNTRY



Step inside

2 Primrose Cottages

Overlooking one of the most beautiful stretches of the River Wye, this charming cottage offers a real slice of countryside living, with endless character and a generous garden with the most incredible views.

The cottage itself offers well presented accommodation, having been recently re-decorated by the current owners, with the ground floor featuring a large living room with access outside to the patio area, snug, kitchen-dining room and utility room. To the first floor are three double bedrooms and two separate bathrooms.

The gardens are generous and well-tended, with a variety of attractive shrubs and trees dotted across the lawned areas and paths zig-zagging to the top. There is a useful timber outbuilding, parking for two vehicles and incredible views to the front.

The front door leads to an inner hallway, with the first of two staircases leading to the first floor, and storage cupboard beneath.

From here, you enter an open plan kitchen-dining room, with exposed ceiling beams and stone walls. The kitchen offers plenty of storage units, work surfaces and space for appliances.

The dining area has access via double doors into a large utility room, with additional storage and worksurfaces, cloak room with W.C and wash basin and door leading outside to the patio area.

A delightful snug is also accessible from the dining room, and gives a stunning front facing outlook over the River Wye. There is a central fireplace with woodburning stove, and a corner display alcove with space for bookshelves.



One of the most appealing features of this beautiful cottage is the main reception room, a more recent extension to the property, boasting oak flooring, bay window to the front elevation with lovely views, a woodburning stove and doors leading outside to the terrace. There is also a corner alcove, ideal for a desk space for those working from home.

To the first floor, you have a landing giving access to three good sized double bedrooms, two of which enjoy the stunning views to the front, as well as family bathroom and a separate shower room.

DIRECTIONS

From Ross-on-Wye head to Wilton roundabout take the A49 signposted Hereford. Take the second turning on the left signposted Hoarwithy. Remain on this road and continue through the village of Hoarwithy with the Harp Inn pub on your right hand side. Take the right turn shortly after the pub, and immediately turn left signposted Carey/Balligham. The property can be found after a short distance on the left hand side.







Step outside

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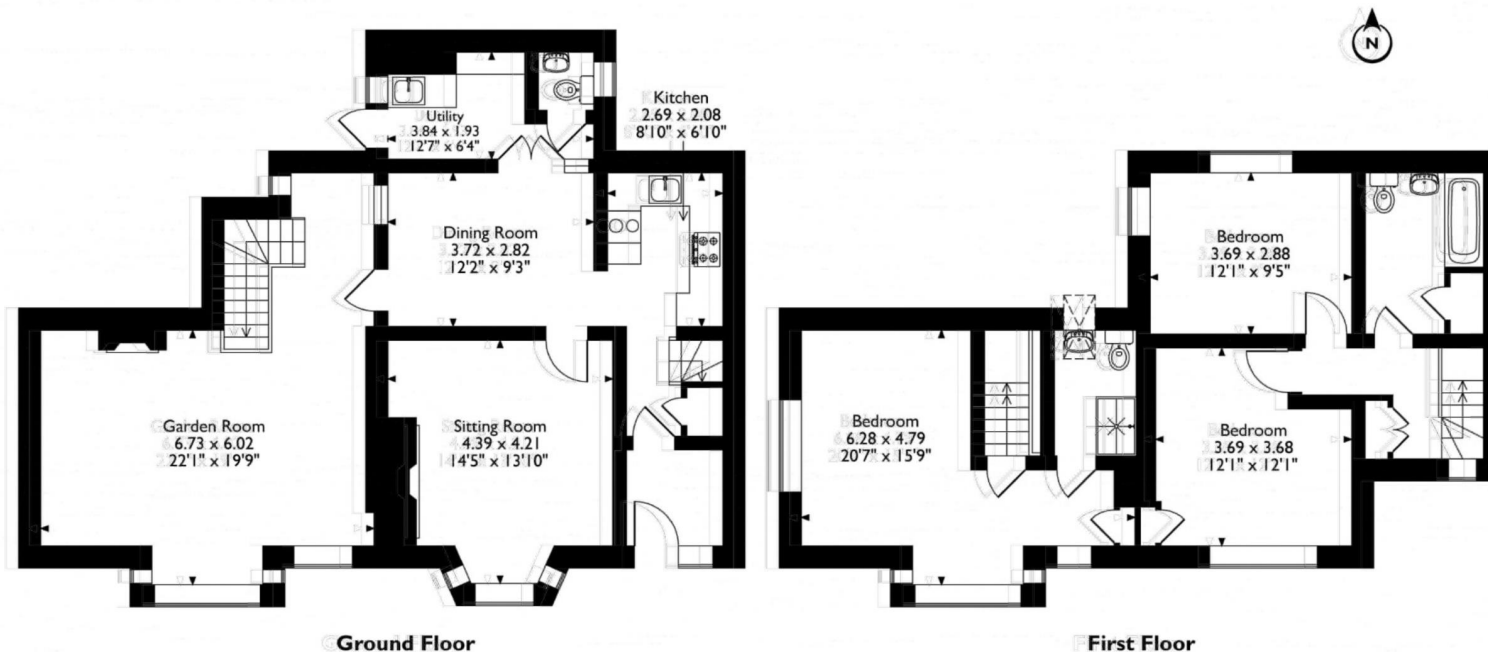
Sitting within a slightly elevated plot of over half an acre, the gardens comprise areas of lawn with pathways leading to the top, and a selection of trees and shrubs dotted throughout. To the top is a decked seating area, making an ideal viewpoint.

A large patio-terrace area adjacent to the house offers the ideal space to soak in the incredible views over the River Wye and rolling green countryside beyond. There is a timber outbuilding, ideal for use as a home office, reading room or hobbies space, with decked seating area outside. The property has two parking spaces.

Agents note: There is a public footpath running through part of the wooded area of the garden.



Approximate Gross Internal Area 145 Sq M / 1560 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.

Postcode: HR2 6QG | Tenure: Freehold | Tax Band: C | Authority: Hereordshire Council | Heating: Oil | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(59-64)	E		
(41-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	58
EU Directive 2002/91/EC			



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