



Bridstow ROSS ON WYE Herefordshire HR9 6QH
£229,999 Freehold

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A charming two bedroomed semi detached period cottage of enormous character with exposed beams and stonework. Standing in large gardens within the popular village of Bridstow approximately 3 miles from Ross on Wye.

- * Conservatory/Dining Room
- * Cloakroom/WC
- * Kitchen/Dining Room
- * Living Room
- * Two Bedrooms
- * Garage Size Block Storage Shed
- * Large Gardens
- * Double Glazing
- * Large Parking Area
- * Oil Fired Central Heating
- * EPC Rating: E

Warren Cottage a very individual property with original parts dating back to the mid 1700's with character of that era. The superb gardens are ideal with segregated veg plots, lawns, patio with purpose built Mediterranean style BBQ/Pizza oven and children's play area. The property is located on the fringes of Bridstow village approximately 3 miles from the thriving market town of Ross on Wye.

The property is entered via:

uPVC double glazed French doors leading to:

Conservatory 18' x 9'4" (5.49m x 2.84m).

Making a superb extra room for dining room, garden room etc. With two radiators, flagstone style flooring, air conditioning, power points and lighting. Door to:

Cloakroom:

With white contemporary suite comprising low level WC, corner wash hand basin with mono block mixer and tiled surround, flagstone style flooring. uPVC double glazed window to side aspect. Part glazed door leading into:





Kitchen/Dining Room: Being L Shaped 17'5" x 9' (5.31m x 2.74m) & 12'2" x 6'9" (3.71m x 2.06m) narrowing to 5'3" (1.6m).

Being well fitted with a good range of Shaker base and matching wall mounted units, ample granite effect work surfaces, tiled flooring, radiators, ample power points, appliances spaces and switches.

Living Room: 12'3" x 12' (3.73m x 3.66m).

A lovely cosy atmospheric cottage room entered via cottage ledge and brace door with loads of character having Chinese slate flooring, exposed ceiling beams, wall beams and glass block walling, display niches and small lancet style window, radiator. Fireplace with wood burning stove, uPVC double glazed window to conservatory and power points.

From the Dining Area a half turned staircase with exposed beams and stone walling leads to:

First Floor Landing:

With exposed wall and ceiling beams, wall light and cottage ledge and brace door leading to:

Master Bedroom: Overall 16'8" x 13'1" (5.08m x 3.99m).

With beam divider making a good dressing area and bedroom divide. Two radiators, power points, exposed wall and ceiling beams. Plenty of natural light with double glazed windows to front and side aspects.

Bedroom 2: 13'7" x 7'6" (4.14m x 2.29m).

With double glazed windows to side and front aspect, radiator, power points.

Shower Room:

With low level WC with concealed cistern, wash hand basin with vanity unit, shower bath with mixer tap and tiled surround, chromium heated towel radiator, fully tiled walls. Double glazed window to side aspect.

Outside:

Vehicular access from the country road leads to a good sized parking area able to accommodate up to three cars with Cotswold stone chippings, surrounding retaining wall. A pedestrian gate leads into the extensive gardens with well divided vegetable garden, lawns and patios benefiting from a great deal of sunshine. Extensive patios with built in barbecue and pizza oven. A pathway leads up to further patio area, an ideal children's play area with barked play area and enclosing fencing and access to an extremely useful block built **garden shed 18'6" x 8'4" (5.64m x 2.54m)** approximately. An excellent shed with double glazed windows, power points and lighting.

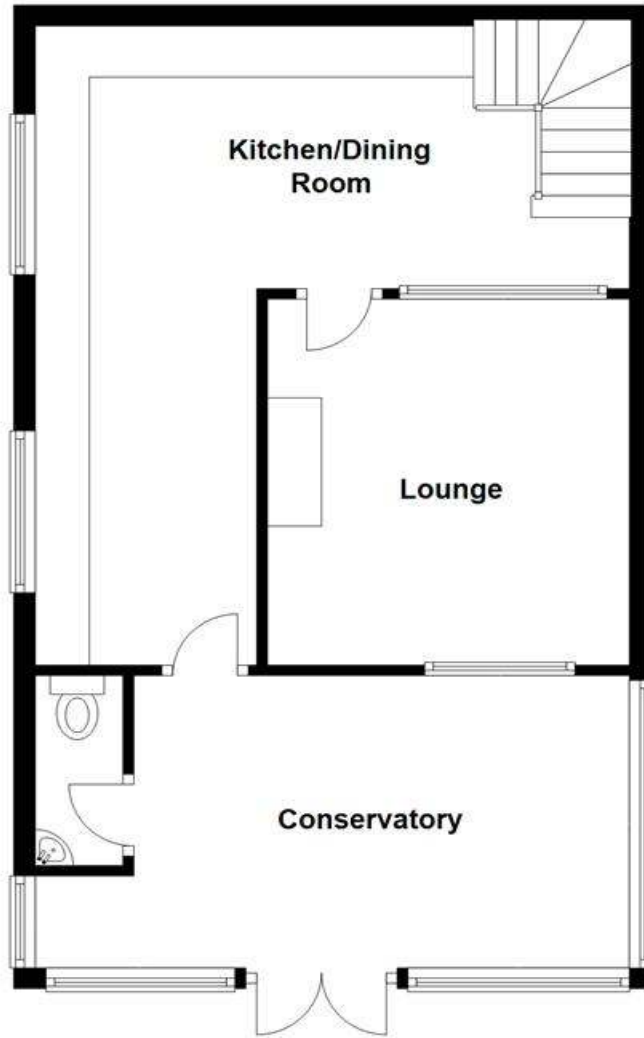
Directions:

From Ross on Wye head towards Wilton and proceed straight over the roundabout at Wilton and onto the A49. Take the second right signposted Hoarwithy and continue along this road for approximately 1mile, upon reaching the white semi-detached properties on the left hand side the property can be found on the right hand side.





Ground Floor



First Floor



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