

**Worlds End
Howle Hill, Ross-On-Wye**




ROSCOE ROGERS KNIGHT
Town and country properties



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This a unique opportunity to acquire a charming stone-built cottage nestled in 2.5 acres of mature gardens and woodland set in a truly idyllic and secluded location. In need of restoration and modernisation, this property has four bedrooms and 3 reception rooms. Private driveway and parking for multiple vehicles set off a bridleway.

Asking price £499,999 Freehold

Constructed in stone with a part painted rendered exterior and a combination of wooden, metal and uPVC windows and doors set under a pitched tiled and flat roof. Internal features include exposed stonework and beams, feature fireplaces, ceramic tiled floors and wooden doors. Domestic hot water and heating is provided via an oil-fired Aga.

From the driveway the front entrance is via a stone path and through wooden slatted gate into:

FRONT PORCH: 6.20m x 1.57m (20'4" x 5'2")

Glazed to three sides with garden views. Secondary part glazed door accessing kitchen and French Door into:

ENTRANCE HALLWAY:

Two windows to front. Wooden staircase and handrail accessing first floor. Opening into the kitchen and door into:

LIVING ROOM: 4.44m x 3.01m (14'7" x 9'11")

Two windows to front. Stone fireplace with "Villager" wood burner set on a ceramic hearth. Recess to side with shelving.

From entrance hallway steps down to:

BREAKFAST ROOM: 3.07m x 2.08m (10'1" x 6'10")

Windows to side and back with views of surrounding woodland. Space for cooking stove. Opening into:

KITCHEN: 3.08m x 2.24m (10'1" x 7'4")

Window to front with garden views. Wall mounted wash basin with taps. Aga cooking range and space for fridge/freezer.

BACK PORCH:

Space and plumbing for washing machine. Opening out to sun terrace and wooden door into:

LEAN TO SITTING ROOM: 1.81m x 7.40m (5'11" x 24'3")

Three picture windows to side with garden views and window to front.

From entrance hallway upstairs to:**SPLIT LEVEL FIRST FLOOR LANDING:**

Doors into the following:

BEDROOM TWO: 3.01m x 3.01m (9'11" x 9'11")

Window to front with garden views. Opening into:

BEDROOM ONE: 3.01m x 4.03m (9'11" x 13'3")

Window to front with garden views. Roof access trap.

FAMILY BATHROOM:

Window to front. Pedestal wash basin with taps, decorative ceramic tiled splashback and coloured bath with "Triton Rapide" electric shower above.

BEDROOM THREE: 2.56m x 2.82m (8'5" x 9'3")

Dual aspect windows to back and side with views of the surrounding woodland.

CLOAKROOM:

Low level W.C.

BEDROOM FOUR: 2.19m x 2.45m (7'2" x 8'0")

Window to back.

OUTSIDE:

Access from the bridleway is via a five-bar metal gate to a parking area for multiple vehicles with SINGLE OPEN FRONTED GARAGE: Two windows and currently used for storage. The grounds total 2.5 acres and surround the perimeter of the property, consisting of woodland, pastureland gently sloping with fenced and hedged boundaries and mature gardens. The lawned areas have interspaced flower beds, shrubs and trees and at the back there is a paved sun terrace and rockery garden with uninterrupted views of the open woodland. A stone pathway with steps leads to the front porch and well stocked pond with attractive weeping willow tree over. Set at the bottom of the garden is a STABLE: 3.66m x 3.57m Wooden construction with open front and a perspex corrugated roof.

SERVICES:

We are informed that the property has mains water, electric and private drainage. Council Tax band D and EPC rating F.

DIRECTIONS:

From Monmouth take the A40 towards Ross-On Wye and approximately 4 miles turn left onto the A4137. Follow this road around and continue for a short distance before turning left onto before 229, continue for approximately 2 miles going over a stone bridge and at the T-junction turn left (signposted Ross on Wye). Continue along the B4234 for 2 miles passing Walford Timber Merchants on the left-hand side. Carry on through the village and turn right onto Walford Road. Take a right turn signposted Howell Hill and proceed for several miles before passing a telephone box on the left-hand side, turn immediately left signposted Howell Church. Continue along the road bearing right opposite a red post box set in a stone wall. The road has a dead-end sign, continue pass the vineyard and the property will be found at the end of a bumpy bridleway on the left-hand side.

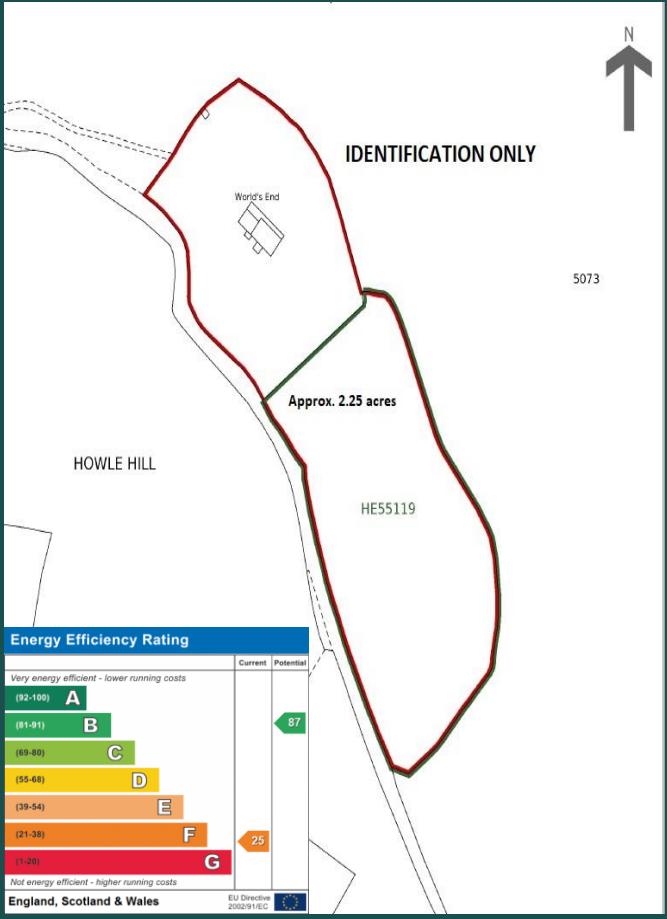
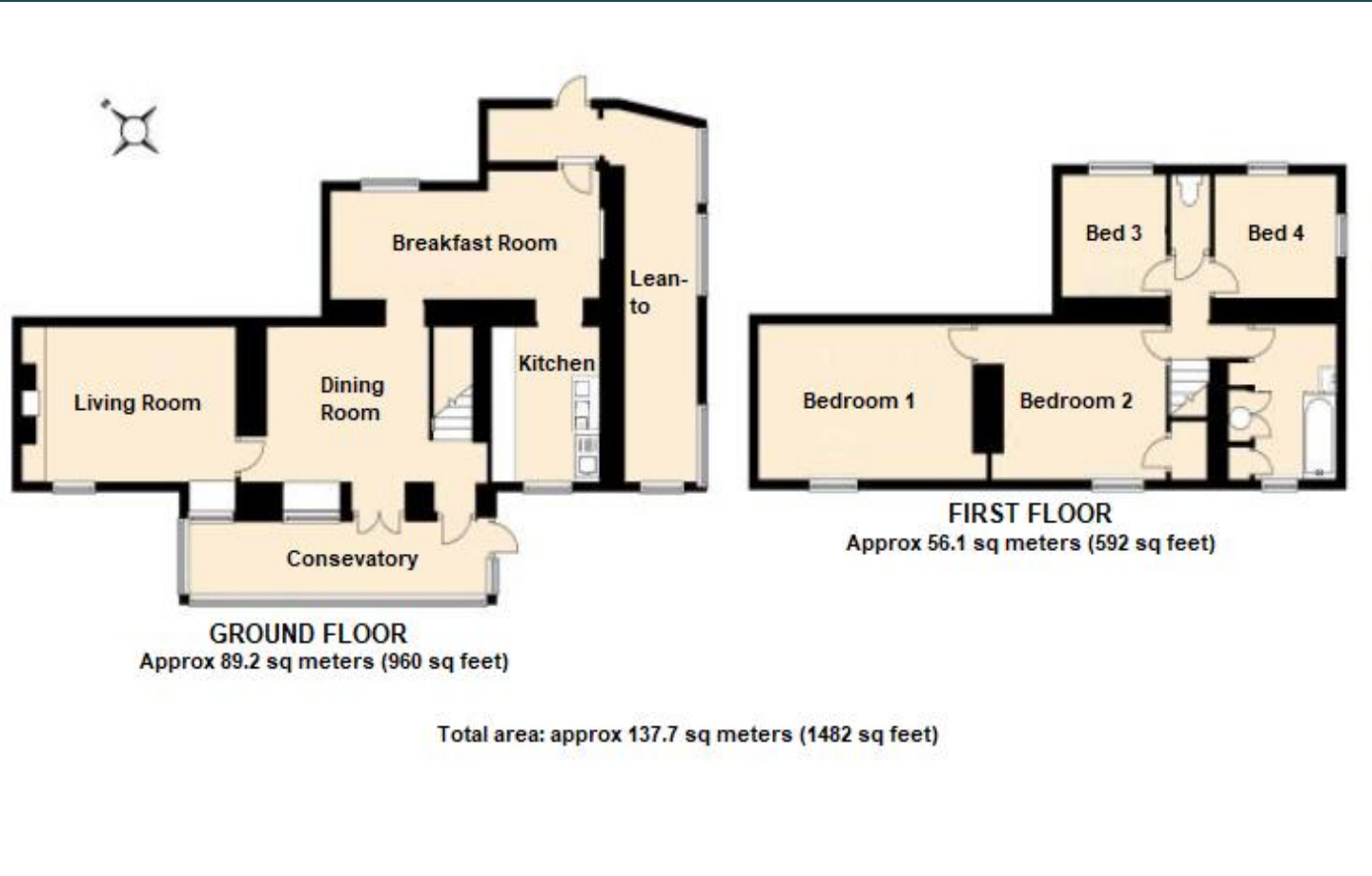
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









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