

# Markswell Cottage Ross-On-Wye



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## Markswell Cottage

### Bulls Hill, Ross-On-Wye

Nestled in a truly idyllic rural position, in an area of outstanding natural beauty, is this stylishly presented three-bedroom stone-built cottage. Sympathetically restored and extended with a wealth of character and eclectic fixtures and finishes throughout. Surrounded by mature woodland and occupying 0.45 acres of landscaped grounds with a bespoke-built outdoor office. No onward chain.

**Asking price of £599,950**

Originally constructed in the early 19th century and extended in 2002 with reclaimed local Wye Valley stone featuring inset gothic-style and wooden-framed windows and doors set under slate tiled roofs. Internal features include an inglenook fireplace, exposed stonework, beams and trusses, ledged and braced doors with Suffolk latches, sectional radiators, and a combination of flagstone, wooden-boarded, and parquet flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the front garden and through a vertically boarded ledged and braced door into:**

**PORCH:**

Gothic stone window to the front elevation. Doors into:

**CLOAKROOM:**

Gothic stone window to the front elevation. Suite comprising a low-level W.C. and wall-mounted washbasin with tiled splashback surround. Space and plumbing for washing machine and tumble dryer.

**KITCHEN/DINING ROOM: 5.18m x 3.25m (16'12" x 10'8")**

Windows to front and back. French doors to the side elevation with complementary viewing panels. Original 1950's stainless steel base units along one wall with matching work surfaces, inset double drainer sink, and tiled splashback surround. Cupboards and drawers set under with space for dishwasher and Aga cooking range. Space for fridge/freezer.

**LIVING ROOM: 6.03m x 3.25m (19'9" x 10'8")**

Windows to front, back, and side elevations with seats and garden views. A pair of doors out to the rear garden. Feature inglenook fireplace housing wood burner set on a ceramic tiled hearth. Original turning staircase up to:

**FIRST FLOOR LANDING:**

An "L-shaped" landing with windows to the front and back elevation. Roof access hatch. Doors into the following:

**BEDROOM TWO: 2.56m x 2.36m (8'5" x 7'9")**

Vaulted ceiling with a window to the front elevation.

**BEDROOM THREE: 2.07m x 3.53m (6'9" x 11'7")**

Dual aspect windows to front and back elevations with garden views.

**FAMILY BATHROOM:**

Window to front elevation. White suite comprising a low-level W.C., wall-mounted washbasin, and bath with mixer valve and shower head over on an adjustable chrome rail. Integrated storage cupboard with wooden slatted shelving.

**BEDROOM ONE: 2.90m x 3.22m (9'6" x 10'7")**

Triple aspect windows to front, back, and side elevations with attractive garden views.

**OUTSIDE:**

The cottage is situated in a tucked-away position at the end of a quiet country lane. The gardens are beautifully maintained with well-stocked herbaceous borders enclosed on all sides with hedgerow, wooden posts, and wired fencing. Totalling approximately 0.45 acres of grounds with an extensive gently sloping lawn neighboured by mature woodland benefiting from excellent levels of privacy and capitalizing on the property's tranquil location. Adjacent to the kitchen is a gravelled sun terrace, ideal for alfresco dining and entertaining. A pathway leads to a quality bespoke-built outdoor office/studio enjoying super-fast fibre internet, perfectly suited for remote professionals and offering ample natural light.

**SERVICES:**

Mains water and electric. Oil-fired central heating system and private drainage. Super-fast fibre internet. Council Tax Band D. EPC Rating D.

**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 of 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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Total area: approx. 104.4 sq. metres (1124.0 sq. feet)

