



Hightown Cottage Peterstow, Ross-On-Wye, HR9 6LD

£589,000

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We are proud to offer for sale this exceptional Grade II Listed property, believed to date back to the late C17 to early C18. Mostly stone built, with a wonderful timber-frame and brick gable to one end, the property has been conscientiously maintained by the current owners and offers spacious accommodation which retains lots of the original character, with a wealth of exposed timbers throughout, mostly oak internal doors and an attractive feature fireplace with bread oven all of which benefits from oil fired heating. The property stands in delightful level gardens, with attached paddock, the whole extending to approximately ½ acre, where there is a range of outbuildings including summer house, pig shed, aviary, workshop and games room.

The house sits back nicely from the country lane used to access the property, on the fringes of the village of Peterstow which benefits from a village shop, regular bus service, St Peters Church and village hall and two pubs! A wider range of amenities are available in the nearby market town of Ross-on-Wye which is 2.5 miles away and the M50 is 3.5 miles distant, opening up access to the Midlands and the South West.

Entrance Porch

With glazed windows to side, door to:

Kitchen 6'7" x 13'9" (2.01m x 4.19m)

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink unit, plumbing for dishwasher, space for fridge and space for cooker, hardwood window to front, double radiator, tiled floor, power points, light, exposed wall and ceiling beams, opening to:

Dining Room 11'1" x 13'11" (3.37m x 4.25m)

Metal frame window to rear, double radiator, tiled floor, telephone point, power points, light, exposed wall and ceiling beams.

Rear Hall

Tiled floor, light, door to rear covered porch, opening to understairs storage area, door to:

Living Room 14'8" x 13'9" (4.47m x 4.20m)

Metal frame window to side, feature original fireplace with flagged hearth and decorative brick inset, wood burning stove, adjacent bread oven, two radiators, TV point, power points, wall lights, exposed wall and ceiling beams, door to:

Inner Hall

Hardwood window to rear, radiator, light, access to fuse box, stairs to first floor.

Landing

Hardwood window to rear, radiator, exposed wall beams, light, access to roof space, doors to:

Bedroom 1 10'10" x 14'10" (3.31m x 4.53m)

Two metal frame windows to side, double radiator, partially vaulted high ceiling, power points, light, exposed wall beams.

Bedroom 2 14'11" x 8'8" (4.54m x 2.64m)

Metal frame window to side, radiator, power points, light, partially vaulted high ceiling, exposed wall and ceiling beams, door to over-stairs storage cupboard.

Bedroom 3 7'1" x 10'10" (2.17m x 3.31m)

Metal frame window to side, radiator, power points, light, shelved recess, partially vaulted high ceiling.

Bathroom

With pedestal wash hand basin, tiled shower enclosure with mains shower over, low-level WC, extractor fan, metal frame window to front, radiator, exposed ceiling and wall beams, spotlights.





Outside

The property is approached to the front via a metal 5-bar gate leading onto the gravelled driveway with parking for multiple vehicles. The front garden is a good size and laid to a neat lawn with a couple of trees planted within and a mature photinia 'Red Robin' hedge to the front boundary. A concrete path leads to the Utility Room, 2.68m x 3.03m (8'10" x 9'11") with window to side, tiled floor, power points, light, radiator, work surface space with cupboards under, stainless steel sink unit, floor mounted oil fired boiler. To the side of the utility room is an enclosed gravelled area where there is a useful storage shed, oil storage tank and an area suitable for bins.

A wooden gate to the side of the property provides access to the rear garden which is thoughtfully arranged with a primary central lawn with block paved (effect) pathways to either side and central brick built former pig shed, with cobbled floor, used for garden storage. The path to one side leads to a large stone paved patio with substantial gazebo over, ideal for garden entertaining. Next to this is the aviary, with timber decking alongside which extends to the summer house and a central garden seating area with adjacent raised garden pond. The lawn extends beyond the timber decking, wrapping around the pig shed, where there is another garden store and a lovely lawned seating area beneath two mature trees which provide adequate shade on a hot sunny day. The path to the other side of the garden follows the boundary of the adjacent ornamental barked garden, enclosed by black metal fencing. Further along the path is the Games Room which currently houses a pool table, racing simulator and bar with fridge, a fun haven for those looking to escape. N.B. the primary contents in the games room can be available, subject to negotiation. Further information on request. Connected to the back of the games room is the workshop, accessed via a wooden gate from the main garden and with adjacent productive vegetable and fruit garden. Beyond the cottage garden is a post and rail fence with pedestrian gate to the middle which leads to the enclosed paddock. A short walk to the end of the paddock provides a fantastic outlook across adjacent farmland as far as the eye can see.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band E, £3,144.52 (2026/27)

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

SERVICES

Mains water and electricity are believed to be connected to the property. Septic tank drainage.

TENURE

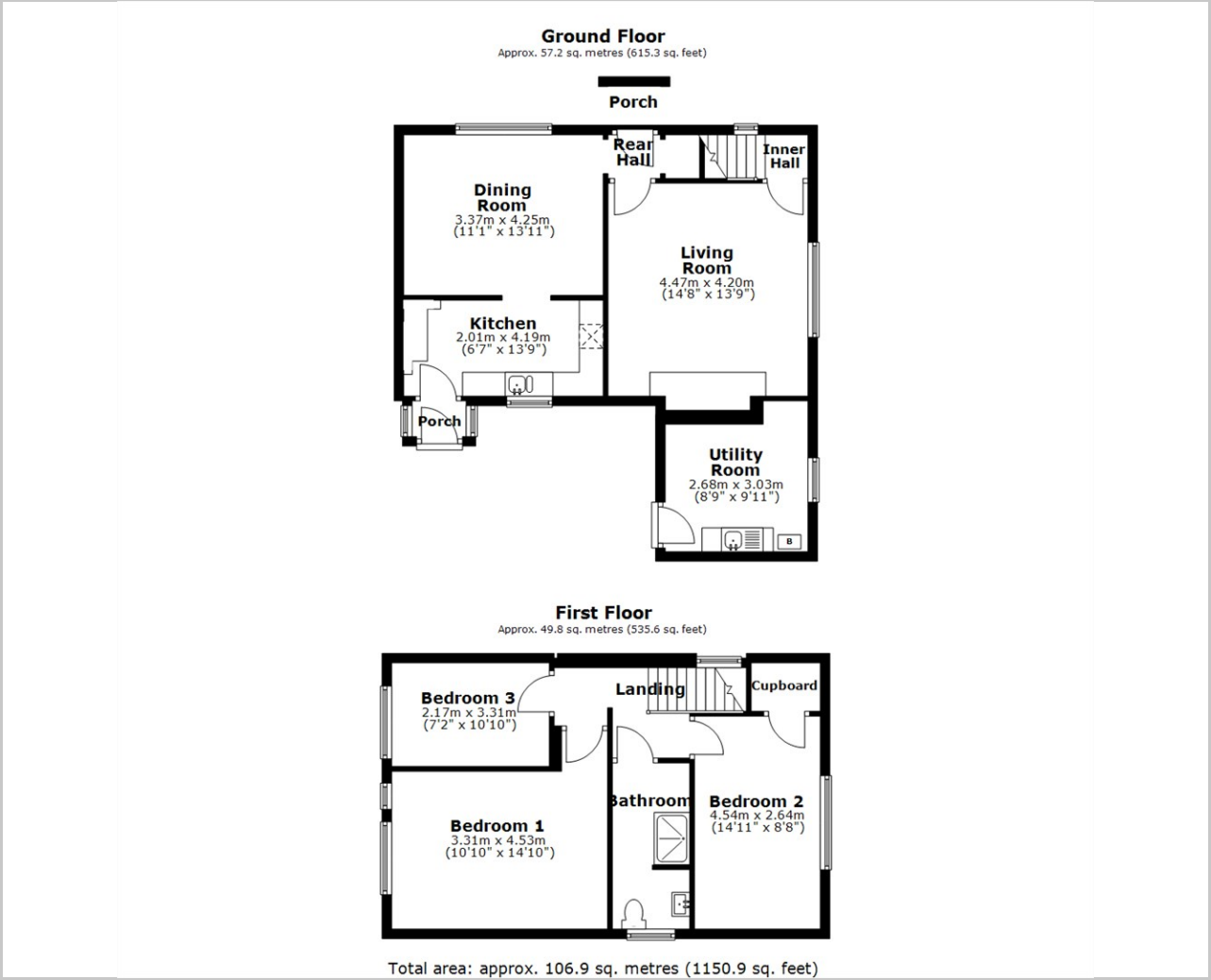
Freehold

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



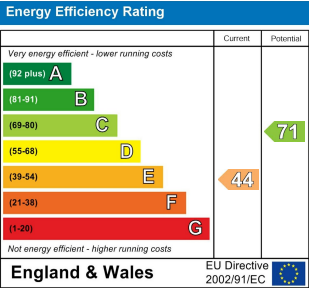
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

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