



THE ROWLES

Staunton on Wye HR4 7NB

The Rowles
Staunton on Wye
Herefordshire
HR4 7NB



Forming part of this popular rural village, a Grade II Listed half timbered cottage set in good sized gardens. In need of improvement.

Guide Price £120,000

Situation and Description

The Rowles lies on the edge of the thriving rural village of Staunton on Wye, in a quiet rural location known as Little London. The village offers a range of local services including an excellent endowed primary school, public house, village hall, doctors' surgery, church and the ever popular Oakchurch Farm Shop. The property itself is a Grade II Listed one-up-one-down cottage set in good sized gardens and at present benefits from a modern oil-fired central heating boiler, a fitted kitchen and plenty of character and charm.

From the country lane, a driveway to the side of the property provides parking space and a path leads to a part glazed panelled door into the entrance porch with a tiled floor, radiator, modern Worcester oil fired central heating boiler and space and plumbing for utilities. From here access can be gained to both the kitchen and sitting room via separate doors. The sitting room has windows to the front and rear with a stone fireplace, fitted wood burner and exposed timbering. There is a separate study, with windows on three sides, and a door to outside. The kitchen has a tiled floor, deep fill sink, a range of fitted cupboards and drawers, along with working surfaces and windows overlooking the gardens.

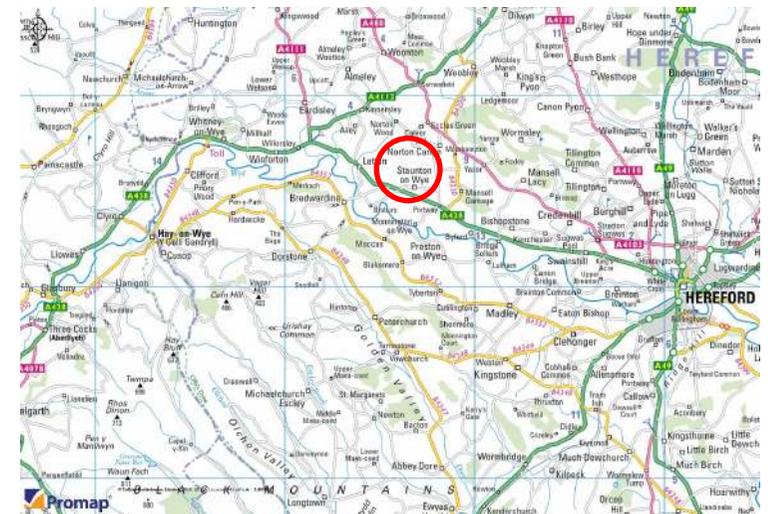


From the sitting room, an enclosed staircase leads to a first-floor double bedroom with vaulted ceiling, windows on three sides and fitted electric heater and radiator. There is a separate bathroom, with windows overlooking the gardens.

Outside; The Rowles stands in good sized gardens which are enclosed by mature hedging and offer plenty of scope for keen gardener.

Directions

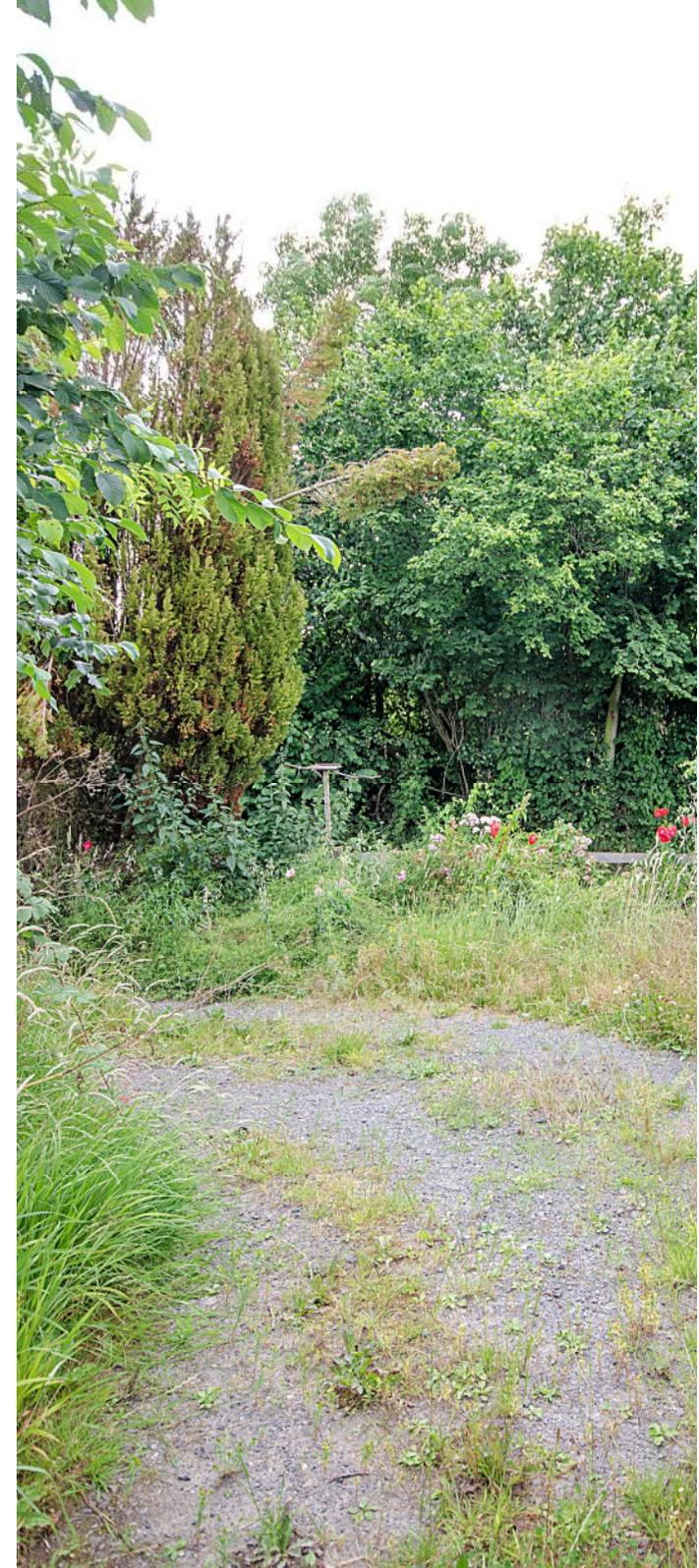
From Hereford, proceed in a westerly direction out of the city on the A438 towards Brecon. After passing Oakchurch Farm Shop on the right-hand side, take the second right hand turning into Staunton on Wye. At the junction turn left and opposite the red phone box turn right towards Little London and pass the doctors' surgery on the left. Continue on this lane, bearing left and The Rowles will be found on the right had side after a short distance.





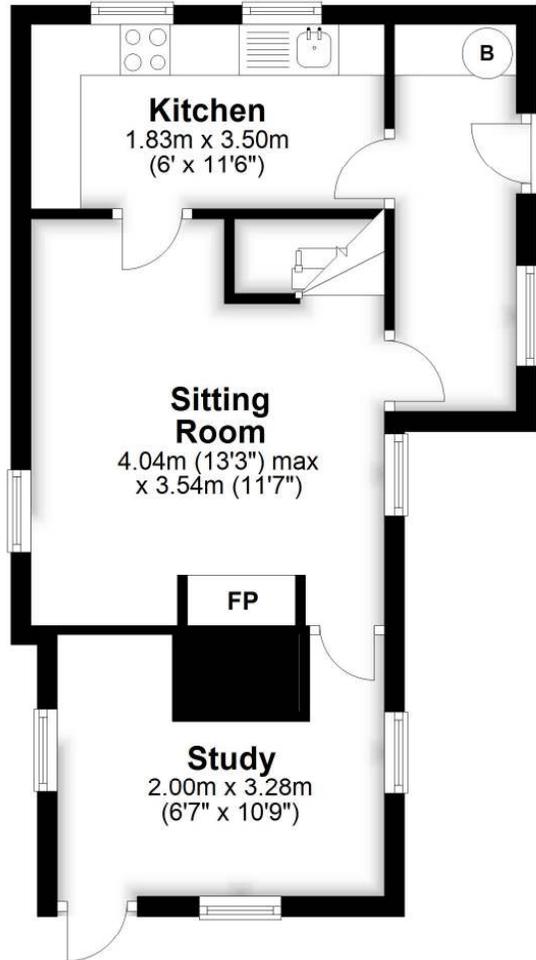


With first floor double bedroom and bathroom - both with vaulted ceilings



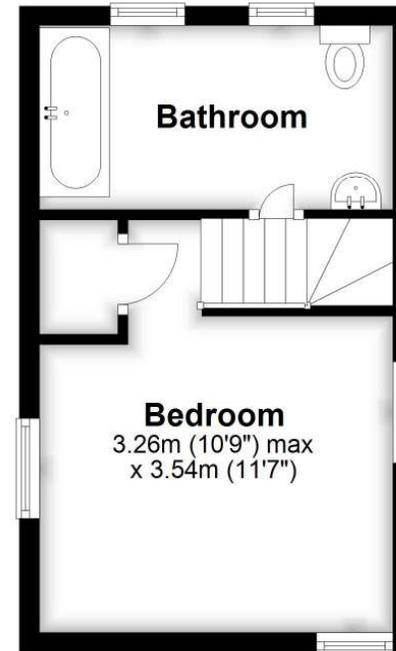
Ground Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



First Floor

Approx. 20.9 sq. metres (224.6 sq. feet)



Services and Considerations mains electricity, mains water, private drainage and oil fired heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band B. EPC n/a. Tenure freehold.

Total area: approx. 56.0 sq. metres (603.3 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd
Plan produced using PlanUp.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Brightwells

Est. 1846



Quiet rural location and offering huge potential

