



ELM COTTAGE

HOWLE HILL | ROSS-ON-WYE | HEREFORDSHIRE



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SET WITHIN A QUARTER OF AN ACRE OF ATTRACTIVE FORMAL GARDENS, ELM COTTAGE IS A CHARMING TWO BEDROOM DETACHED COTTAGE WHICH HAS BEEN EXTENDED AND RENOVATED TO AN EXCEPTIONAL STANDARD THROUGHOUT. THE PROPERTY IS SITUATED IN THE MOST APPEALING POSITION WITHIN A SEMI-RURAL BUT ACCESSIBLE LOCATION IN THE SOUGHT AFTER VILLAGE OF HOWLE HILL. THE SETTLEMENT OF HOWLE HILL IS WELL CONNECTED AND ACCESSIBLE TO THE TOWN OF ROSS-ON-WYE BOASTING FANTASTIC CONNECTIVITY VIA THE A40/M4/M50 TO THE LARGER CENTRES.

- Charming two bedroom detached cottage •
- Planning permission granted for a garage and further extension to the current dwelling to create a third principle bedroom with en-suite •
- Sitting centrally within a quarter of an acre of attractive landscaped gardens •
 - Spectacular countryside views •
 - Off road parking for multiple vehicles •
- Well equipped open plan kitchen/dining space •
- Semi-rural but accessible location •

DISTANCES FROM ELM COTTAGE

Ross-on-Wye 3.5 miles • Cinderford 5.8 miles
Monmouth 10.3 miles • Hereford 18.3 miles • Gloucester 21.7 miles
Cheltenham 25.6 miles • Newport 34.5 miles
Bristol 40.1 miles • Cardiff 45.4 miles • London 131 miles
Lydney Train Station 15.7 miles • Hereford Train Station 18.6 miles
Gloucester Train Station 21.7 miles
Bristol Airport 51.7 miles
Cardiff Airport 59.1 miles • Birmingham Airport 69.8 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Howle Hill village is well located on the edge of the Wye Valley Area of Outstanding Natural Beauty in South Herefordshire benefitting from a beautiful location within rolling South Herefordshire countryside. The settlement of Howle Hill is well connected and accessible to the town of Ross-on-Wye and the principal border town of Monmouth, equidistant between the cities of Hereford and Gloucester, all of which are highly regarded for their range of local facilities, amenities, employment and educational establishments. The A40 is less than four miles away at Ross-on-Wye providing a direct connection to the A49 and the town of Monmouth to the south and the A449 and M50 and M5 to the east.

Ross-on-Wye is a market town overlooking the River Wye and within the Wye Valley Area of Outstanding Natural Beauty. It is known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, cafes, restaurants, primary and secondary schools and leisure activities.

Monmouth is located just 6.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

THE PROPERTY

Elm Cottage seamlessly blends a range of traditional, characterful features with modern luxury throughout. Step inside the entrance hallway, located at the front of the property, perfect for hanging coats and storing boots and shoes. Upon entering the property you are immediately greeted by a sense of quality workmanship that has been carried right through the entire renovation.

The sitting room is accessed directly via the inner hallway and is the most delightful space and very much the heart of the home, the perfect space for relaxing and unwinding of an evening time, displaying an exposed stone fireplace with woodburning stove and exposed beams overhead.

The kitchen has been reconfigured and extended and is now a beautiful open plan kitchen/dining room with a range of shaker style units to accommodate all culinary needs. It is a real showcase of all this fantastic property has to offer boasting plentiful space for cooking, dining and makes a great social space for entertaining guests. Double doors lead out onto a newly fitted, southerly facing patio area which would be well utilised for al-fresco dining. The family bathroom is accessed via the kitchen which has also been re-fitted and has a bath with overhead shower.

Upstairs, there are two well proportioned bedrooms. Planning permission has been granted for a third bedroom with an en-suite over the current kitchen/dining room which will serve as a principal suite. Planning permission granted can be found via the Herefordshire Planning Portal under reference number P223136/FH.



OUTSIDE

Externally, the landscaped gardens wrap around Elm Cottage and measure ¼ of an acre in all, boasting a range of mature shrubs and trees. There is extensive off road parking for multiple vehicles. Planning permission has also been granted for a garage to be erected.

KEY INFORMATION

Services: Mains electricity, water, private drainage (septic tank) and gas fired central heating.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

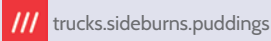
Council Tax Band: D

Local Authority: Herefordshire County Council. Telephone: 01432 260000

Viewings: Strictly by appointment with the selling agents.

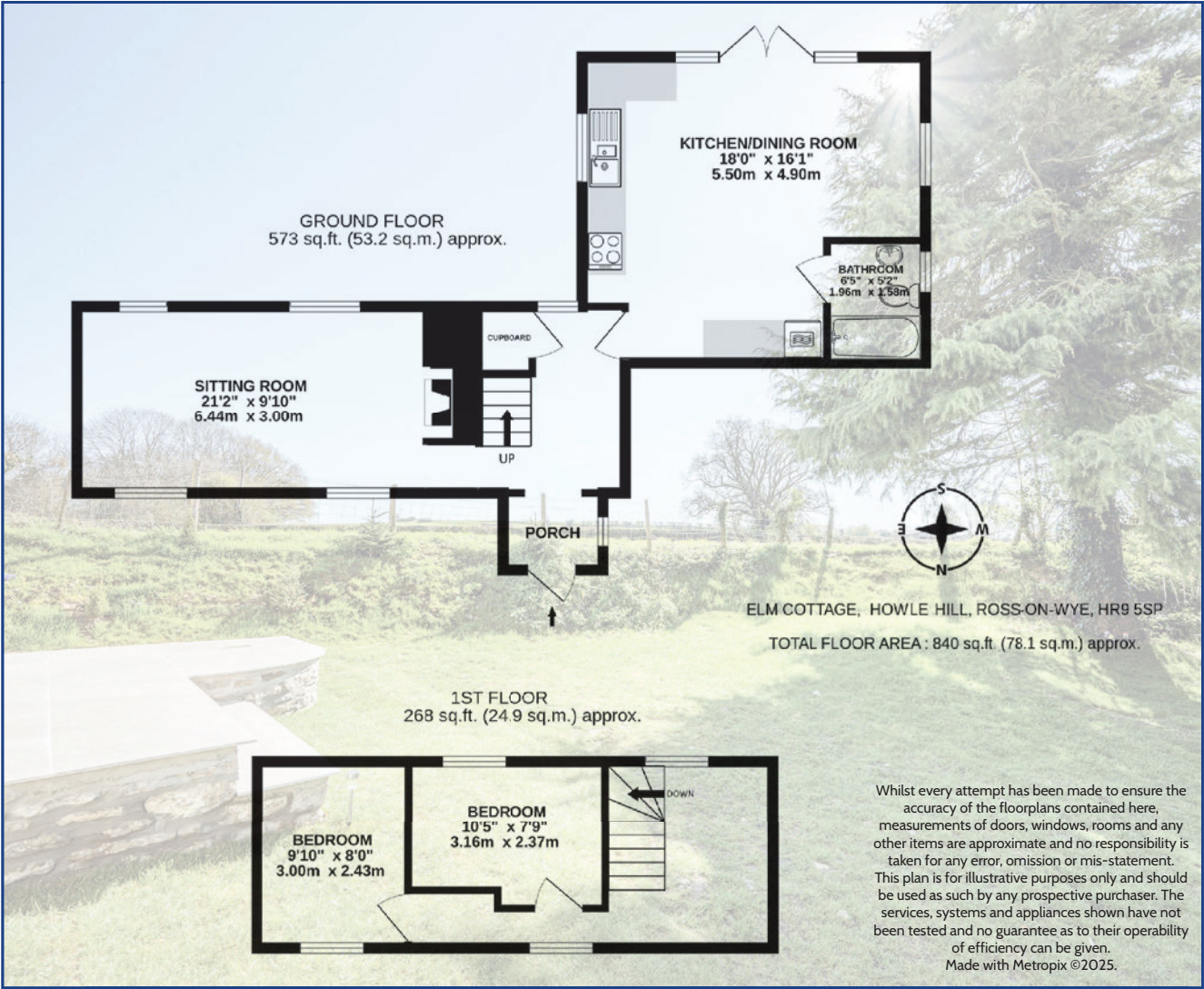
Directions: From the centre of Ross-on-Wye take the B4234 Walford Road out of the town heading south towards Coleford. After approximately 1.7 miles turn left signposted Howle Hill / Hope Mansell. After approximately 1/3 mile turn right onto Sharman Pitch towards Howle Hill. Continue for approximately 0.9 miles until you reach the Howle Cross crossroads. Turn left here and follow this road for 0.2 miles and turn left. Elm Cottage will be the second property on the left hand side.

Postcode: HR9 5SP



ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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