



Honeysuckle Cottage

Bailey Lane End, Ross-On-Wye

Herefordshire HR9 5TR

Honeysuckle Cottage is a beautiful, semi-detached home located in a hamlet between Ross-On-Wye and The Forest of Dean.

- Two double bedrooms • Modern ground floor bathroom •
- Character features to include woodburning stove and bread oven •
- Close to local countryside walks • Pretty enclosed garden •
- Off road parking •



www.powellsrural.co.uk



Honeysuckle Cottage

Bailey Lane End, Ross-On-Wye HR9 5TR

Honeysuckle Cottage is a two double bedroom semi-detached cottage full of character and charm. The sitting room has a stone inglenook fireplace with woodburning stove and the ground floor bathroom has been modernised to a high standard. The property benefits from off road parking and a pretty, established garden. Although this property is currently a permanent home it would make a wonderful holiday cottage.

Location & Situation

Bailey Lane End is a small hamlet situated on the Herefordshire / Gloucestershire border on the edge of the Forest of Dean. Bailey Lane End Methodist Chapel holds regular events.

There are an abundance of leisure and tourist facilities in The Forest of Dean to include Puzzlewood, Go Ape, Dean Heritage Centre, Beechenhurst and many walking, running and cycling trails.

The nearby historic market town Mitcheldean and the neighbouring village Drybrook offer local shops, takeaway facilities, doctors surgeries, pharmacies, primary schools and Hale & Co DIY shop.

Located approximately 4.7 miles away from Honeysuckle Cottage is Ross-On-Wye, a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools and offers plenty of leisure activities.

Approximate distances from Honeysuckle Cottage

- Drybrook 1.7 miles
- Mitcheldean 3.2 miles
- Ross-On-Wye 4.7 miles
- Newent 8.3 miles
- Gloucester 15.0 miles
- Monmouth 15.5 miles
- Hereford 19.6 miles
- Cheltenham 22.4 miles
- Bristol 39.2 miles

- Bristol Airport 48.8 miles
- Birmingham Airport 68.0 miles
- East Midland Airport 100.2 miles

- Lydney Train Station 14.0 miles
- Gloucester Railway Station 15.0 miles
- Hereford Railway Station 20.1 miles



Honeysuckle Cottage Residence

A beautifully presented semi-detached cottage having undergone modernisation in recent years. The current owners have created a truly wonderful home.

Enter the cottage, via a hand crafted stable door and into an oak framed porch that offers plenty of practical space for hanging coats and storing shoes. A further oak framed door with obscured glass panel opens into the main entrance hall.

The sitting room has many character features to include oak ceiling beams, a stone inglenook fireplace and a bread oven. The fireplace houses a woodburning stove that is practical for heating the property during the Winter months but also makes an attractive focal point in the room. Two windows overlook the attractive front garden.

The kitchen has a range of white base and wall units and a feature stone wall. Set into the work surface is a stainless-steel sink and mixer tap, perfectly positioned under the window with tiled sills overlooking the vegetable and herb garden. There is space for a cooker, washing machine, fridge freezer and the wine racks are integral. Behind the cooking area is a feature stone arch currently utilised as a unique storage area. There is space for a small breakfast table.



The bathroom has a grey and white décor and is located on the ground floor. It has a white suite comprising of a w.c, a modern bath with waterfall mixer tap, shower above and a glass screen. A wash hand basin is set into a vanity unit. Behind the main door is a wooden latch door opening to reveal a storage cupboard.

First Floor

Stairs from the entrance hall lead up to the first floor landing. The landing is spacious and has exposed wall beams adding character to the space. There is a cupboard used for storage and a cupboard housing the Ideal boiler.

There are two double bedrooms on the first floor, either side of the landing. The master bedroom has two fitted wardrobes and dual aspect windows allowing light to fill the room.

Bedroom two has exposed floorboards and a window overlooking the front aspect.

Outside

The garden at Honeysuckle Cottage can be found at the front of the property. A pedestrian gate sits between an attractive stone wall that opens on to a pathway leading to the front door. Either side of the path are pretty, well-manicured gardens.



Agents Note

There is a covenant in place to prevent the owners of Honeysuckle Cottage from building a wall or planting a hedge, trees or shrubs of more than two foot six inches high within the section of the garden highlighted red on the title plan.

Sale Method

The Property is offered for sale by Private Treaty.

Services

Honeysuckle Cottage benefits from mains water, mains electricity, mains gas and private drainage.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Honeysuckle Cottage is classified as band C for council tax.

Herefordshire Council. Telephone: 01432 260000

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not they are specifically referred to in these particulars or not.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale but may be available by separate negotiation.



To the right is a green lawn with established, well stocked flower borders and to the left is a raised bed currently used for growing vegetables and herbs.

The garden benefits from having a patio, ideal for al fresco dining during the summer months. Beyond the patio is a timber shed and a log store.

Honeysuckle Cottage benefits from having a side entrance with gates that open on to an off road parking area. A path from the parking area leads up the garden to the cottage.

Opposite the property is a public footpath that provides direct access to walks through Forestry Commission land.

Honeysuckle Cottage is currently a well-loved full time residence but due to its wonderful character and charm and its proximity to local attractions it would be a superb holiday home.

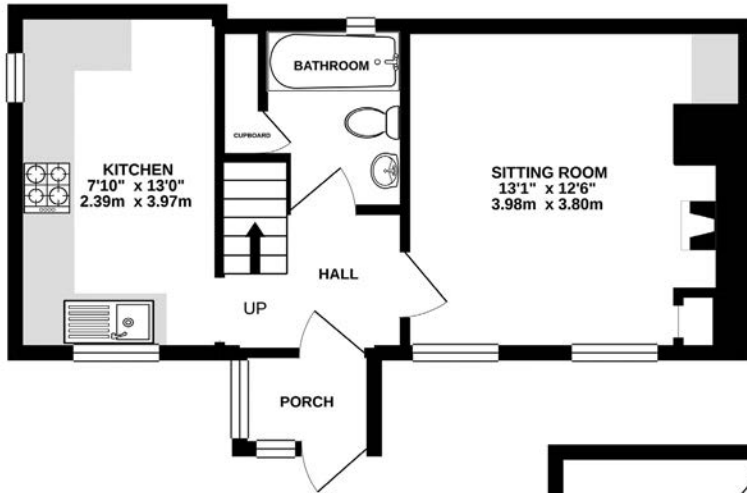


Honeysuckle Cottage

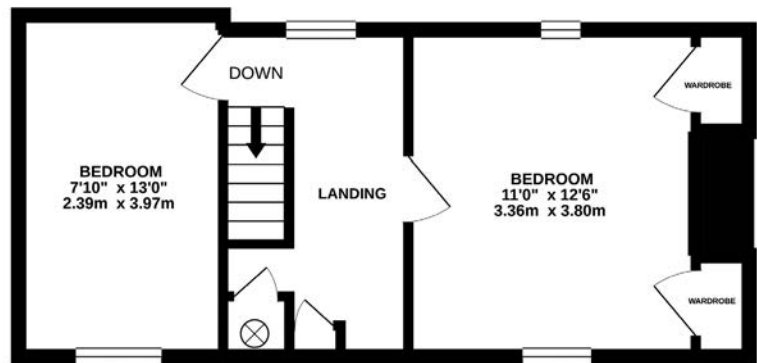
Bailey Lane End, Ross-On-Wye HR9 5TR

Floorplan

GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.

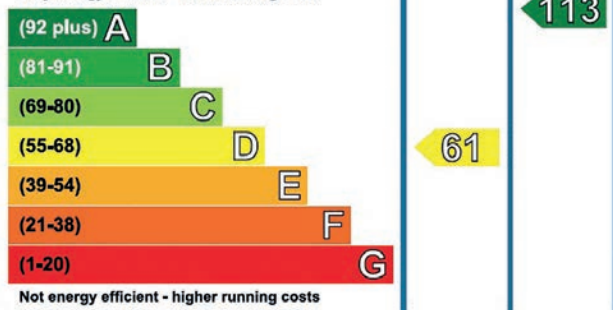


1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



EPC

Very energy efficient - lower running costs



Directions

From the centre of Ross on Wye proceed East on the A40, passing the village of Weston Under Penyard. Next take the second turning on the right signposted Drybrook. Honeysuckle Cottage is located on Hawthorns Road opposite the telephone box. A for sale board will be in place at the property.

Viewings

Strictly by appointment with Powells – 01600 714140.



Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140 • Email: enquiries@powellsrural.co.uk • www.powellsrural.co.uk

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared June 2020.