



## LITTLE COTTAGE

GROVE COMMON | SELLACK | ROSS-ON-WYE | HEREFORDSHIRE





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HR9 6LX

LITTLE COTTAGE IS AN EXTENDED DETACHED COUNTRY COTTAGE RECENTLY RENOVATED TO AN EXCEPTIONAL STANDARD BY THE CURRENT OWNERS. SITUATED IN A RURAL LOCATION WITH COUNTRYSIDE VIEWS TO THE REAR ASPECT, THE PROPERTY BOASTS 3 BEDROOMS, A MODERNISED FAMILY BATHROOM AND A SUPERB OPEN PLAN KITCHEN / DINER WHILST BEING WITHIN WALKING DISTANCE OF THE VILLAGE PUBLIC HOUSE.

- Exceptionally renovated and extended detached country cottage •
- Situated on a quiet lane within walking distance of the well regarded 'Lough Pool Inn' •
  - Excellent views to the rear aspect •
  - Superb open plan kitchen / dining room •
- Three bedrooms and a modernised family bathroom •
- Level lawn and patio perfect for entertaining guests •
  - Off road parking available for multiple vehicles •
- Located in an Area of Outstanding Natural Beauty •

## DISTANCES FROM LITTLE COTTAGE

Ross-on-Wye 4.1 miles • Hereford 12.8 miles • Monmouth 13.2 miles  
Chepstow 27.5 miles • Abergavenny 28.8 miles • Bristol 44.6 miles  
Cardiff 48.7 miles • London 134 miles • Hereford Train Station 13.2 miles  
Abergavenny Train Station 27.2 miles • Chepstow Train Station 28.1 miles  
Bristol Parkway Station 41.6 miles • Cardiff Airport 61 miles  
Bristol Airport 67 miles • Birmingham Airport 71 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

Little Cottage enjoys an excellent position on a quiet country lane within walking distance of a well renowned public house 'The Lough Pool Inn' and beautiful countryside walks. There are excellent connections to the main road network to the centres of Ross-On-Wye / Hereford / Birmingham / Bristol / Cardiff via the A49 / M50 / M4 / M5.

The market town of Ross-on-Wye situated only 4 miles away boasts a number of reputable primary schools, along with John Kyrle secondary school. Private schooling can be found in nearby Monmouth at the Haberdashers School for Boys and Girls and at Hereford Cathedral School.

The village of Sellack has an ancient Church, active village hall and lovely walks can be enjoyed along the River Wye and the nearby Sellack Bridge. Approximately 1.5 miles distance is Pengethley Farm shop and Garden Centre and Peterstow Post Office and general store. An extensive range of amenities can be found in the nearby town of Ross-on-Wye and the larger town of Hereford which benefits from a Railway station, newly built shopping complex with a number of restaurants, Waitrose supermarket and high street brands.

An abundance of tourism and recreational activities exist within the Ross-on-Wye region, especially within the beautiful Wye Valley which is only a stone's throw away and Bannau Brycheiniog (Brecon Beacons National Park) located to the north of Abergavenny.

## THE PROPERTY

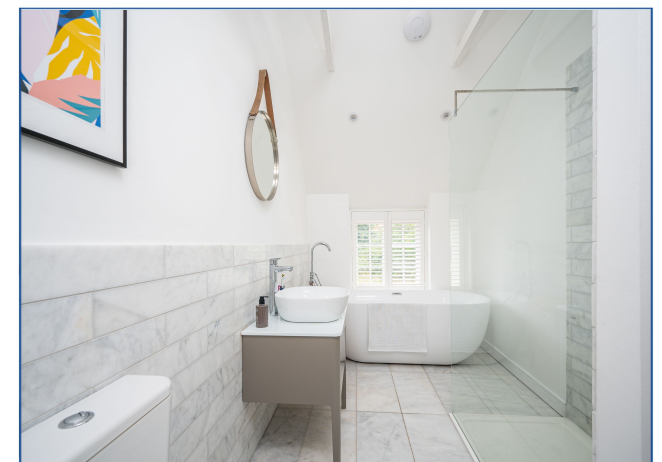
The current owners have completely renovated Little Cottage to an exceptional standard taking it from a cosy country cottage to an impressive family home. The property has been recently redecorated throughout and has desirable features such as solid oak flooring, an inglenook fireplace, underfloor heating and bi fold doors. Externally, the property gives the illusion that it is semi-detached however the property is in fact detached and this can be seen from the rear of the property.

Enter the superb, open plan kitchen / dining room. The Masterclass kitchen is fitted with a range of Oxford Blue cupboards and benefits from Carrara Quartz worktops which really add the 'wow factor'. There is an integral dishwasher, hob with concealed extractor fan above, double oven and space for an American style fridge freezer. A breakfast bar provides an additional seating area. The floor throughout the kitchen / dining room benefits from underfloor heating and solid oak flooring. The dining area has bifold doors providing access to the patio and enough room for a family sized table and chairs. A door from the kitchen leads you to the utility room that has Carrara Quartz worktops, built in cupboards, space for a washing machine and tumble dryer, sink, cloakroom and an external door to the rear garden.

The sitting room has a beautiful inglenook fireplace benefitting from a woodburning stove, exposed brickwork and stone hearth.

Split level stairs from the dining area lead up to the first floor landing, three bedrooms and the family bathroom.

The principal bedroom has been recently redecorated and has fitted wardrobes and bespoke storage cupboards. Views of the neighbouring fields can be enjoyed



to the rear aspect.

The modern family bathroom is beautifully presented and comprises of a free standing bath, walk in shower, pedestal wash hand basin and w.c. The flooring benefits from Mandarin Stone tiles and underfloor heating. There is also a Velux window which allows light to flood in to the space.

## OUTSIDE

Little Cottage is situated on a quiet country lane and backs onto open fields allowing excellent views to be appreciated to the rear aspect. There is ample off road parking available to the front with a gate allowing access to the rear garden. The garden comprises of a patio and lawned area which is perfect for entertaining guests and al fresco dining during the warmer months. The current owners have really utilised the outdoor space by adding a hot tub area and outdoor pizza oven (available by separate negotiation). Storage is available to the rear and side of the property.

## KEY INFORMATION

**Services:** The property benefits from mains water, electricity, oil fired central heating and private drainage (septic tank).

**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

**Tenure:** Freehold with vacant possession upon completion

**Local Authority:** Herefordshire County Council. Telephone 01432 260000

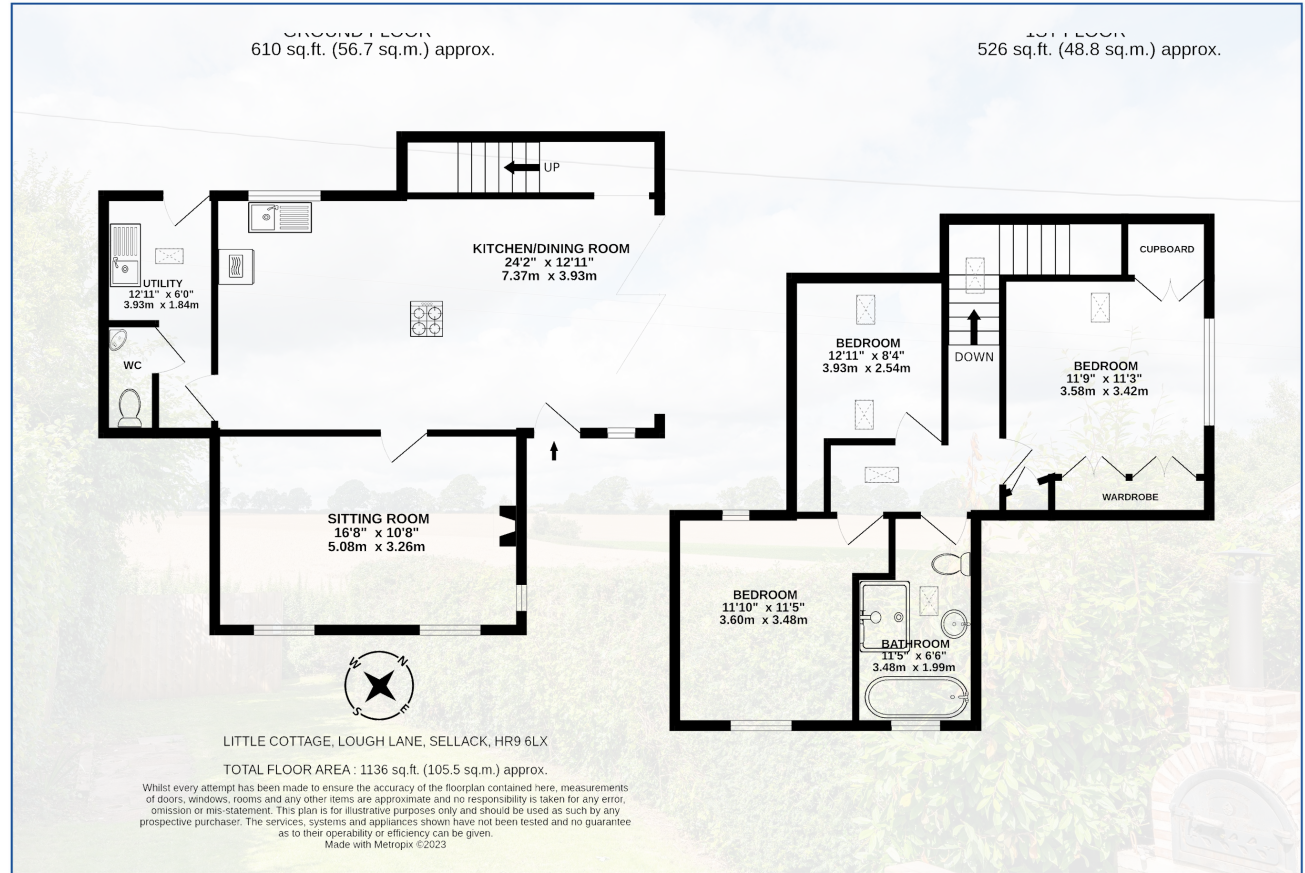
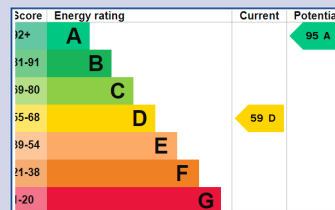
**Wayleaves, Easements and Rights of Way:** The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

**Sale Method:** The property is offered for sale by Private Treaty.

**Directions:** From the Ross-On-Wye Wilton roundabout take the Hereford Road (A49) and proceed through Bridstow. Follow the A49 through Peterstow and past the Yew Tree Inn. Adjacent to The Red Lion Public House turn right. Continue along this lane for a short distance then take the left fork in the road. Continue along the lane until you reach a signpost for Sellack and Foy, turn left here and continue until you see the property on the left. If you reach The Lough Pool Inn you have gone too far.

**Viewings:** Strictly by appointment with Powells – 01600 714140

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