



MEADOWSIDE

WESTON UNDER PENYARD | ROSS-ON-WYE | HEREFORDSHIRE | HR9 7PH

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MEADOWSIDE IS A THREE BEDROOM DETACHED SINGLE STOREY DWELLING TUCKED AWAY AT THE END OF ITS OWN TARMAC DRIVEWAY, SURROUNDED BY ROLLING RURAL FARMLAND.

IT ENJOYS GLORIOUS PANORAMIC FAR REACHING VIEWS TO THE SOUTH AND TO THE WEST. THE PROPERTY WOULD BENEFIT FROM SOME UPDATING AND PROVIDES AN EXCITING OPPORTUNITY FOR THOSE WHO WISH TO ADD THEIR OWN STYLE AND FLAIR TO A HOME IN THIS WONDERFUL LOCATION.

- No onward chain •
- Extensive UVPC double glazing •
- Three bedrooms, two en-suite bathrooms and a shower room •
 - Light and airy, spacious and versatile accommodation •
 - The total plot measures approximately a third of an acre •
- Superb sun room across the rear of the property overlooking the garden and fields beyond •
 - Outstanding position at the end of a private road •
 - Gated entrance, ample off-road parking and garage •

Ross-On-Wye 1.4 miles • Newent 9.2 miles • Monmouth 12.5 miles
Hereford 15.1 miles • Gloucester 18.8 miles • Cheltenham 26.1 miles
Bristol 57.6 miles • London 121.3 miles • Bristol Airport 35.0 miles
Cardiff Airport 51.7 miles • Birmingham Airport 84.0 miles • Lydney
Train Station 9.6 miles • Chepstow Train Station 10.6 miles • Bristol
Parkway Station 21.8 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

Weston Under Penyard is a small village in Herefordshire close to the nearby town of Ross-On-Wye. The village has a primary school, village hall and a public house.

Ross-On-Wye is 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 leisure activities. Ross-on-Wye is as its name suggests, located on the edge of the River Wye and is regarded as being a superb place to live and also an ideal holiday centre to explore the Wye Valley, Herefordshire, Gloucestershire and the industrial legacy of the Forest of Dean with its woods and hills, its towns and villages are all within striking distance of the town. For the commuter access, can be gained to the M50 motorway (junction 3) and with the M5 motorway, linking up the Midlands, and the North, Wales and the South. The dual carriageway leads to Wales and Bristol via M4 and M48.

Newent offers a range of shops, supermarkets, primary and secondary school, health, sports and community centres and library. Sporting and leisure facilities within the area include several golf clubs, various forms of shooting, fishing and a dry ski slope.

There are good connections to the main road network with the historic border town of Monmouth being just over 12 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock independent School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Gloucestershire, Herefordshire and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.





THE PROPERTY

Meadowside is a well proportioned bungalow in a superb location and can be found at the end of a private drive.

Step into the entrance porch where there is plenty of space to hang coats and store shoes, a door then opens into the main entrance hall. To the left is a cloakroom with canary yellow w.c and wash hand basin. Doors lead off to the main living areas and bedrooms.

The sitting room has a window overlooking the side garden and sliding glass doors opening into the magnificent sun room.

The sun room spans across the entire length of the property and has 10 windows that allow light to flood into the space. French doors open and steps lead down to the rear garden. Superb countryside views towards Penyard Woods, Ross-On-Wye and the Welsh mountains can be appreciated from here.

The kitchen has a range of wooden base and wall cabinets and a stainless steel one and a half sink within the worksurface, perfectly placed under the window. An Aga takes pride of place in the room. There is space for a washing machine and dishwasher. Integral appliances include a fridge, Bosch oven and grill and a four ring hob. In the corner of the kitchen is a cupboard housing the hot water cylinder. A door from the kitchen opens to steps down to the side of the property.

There are three bedrooms in total. The principal bedroom is situated just off of the kitchen and is extremely bright and airy with corner windows allowing light to flood in with views of St Marys church steeple towards Ross-On-Wye. There are fitted wardrobes and an en-suite bathroom comprising an avocado suite to include a sunken bath, wash hand basin and w.c. A huge storage cupboard can be found to the left of the bath.

Two further bedrooms can be found just off of the entrance hall at the opposite end of the bungalow. The second bedroom has fitted wardrobes and sliding glass doors into the sun room. The third bedroom has a bay window with views of the front garden and a shower room with a shower cubicle and a further door opening into a modern bathroom. The Jack and Jill bathroom has a white suite with a bath, wash hand basin and w.c plus a heated towel rail. The bathroom can be accessed from both bedrooms two and three.

OUTSIDE

A long, tarmac driveway leads up to the property. The three properties on the left hand side of the drive have a right of access over it.

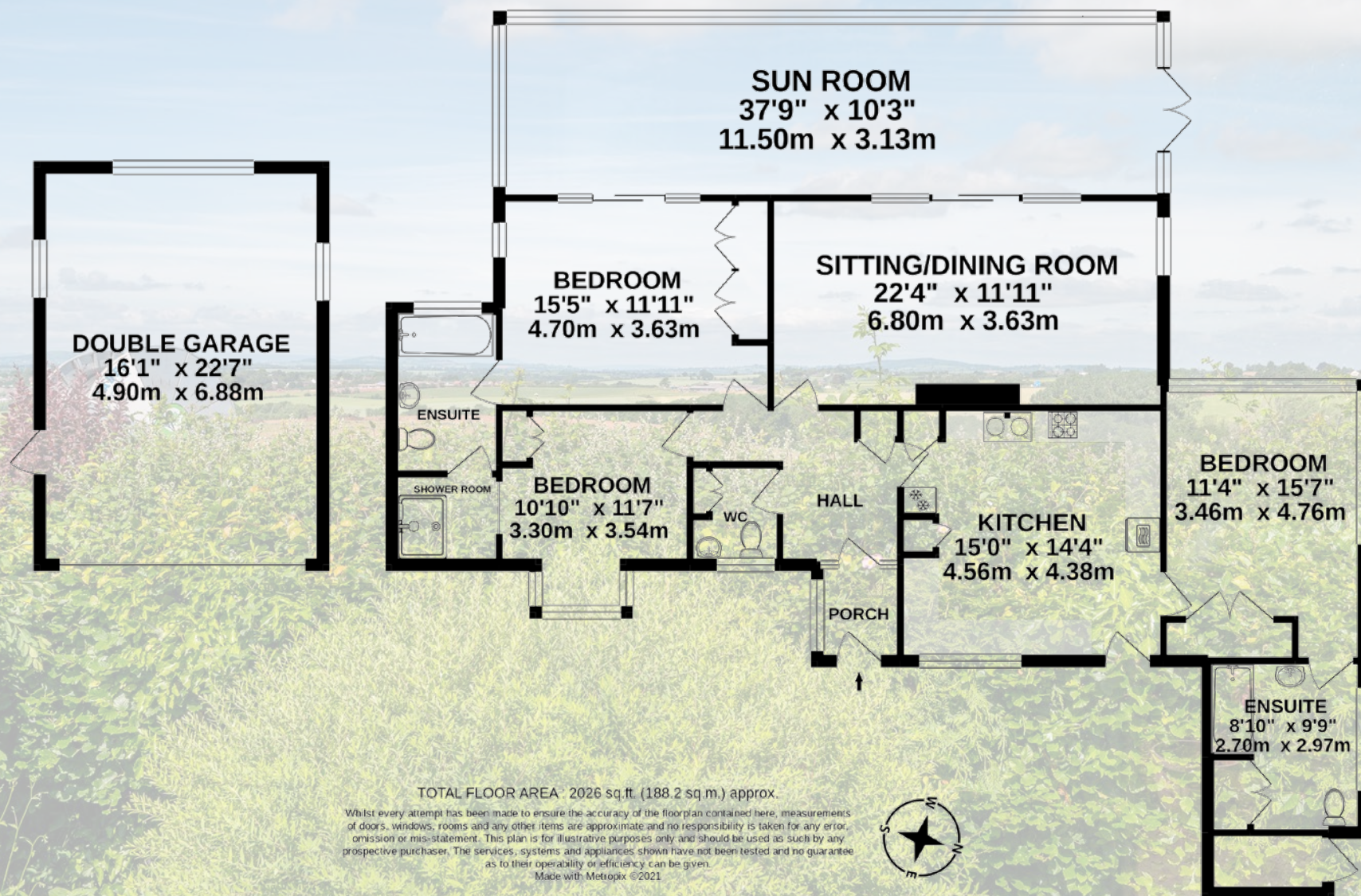
Enter the parking area via stone pillars and onto a turning circle with a pretty circular garden in the centre. The gardens surrounding the dwelling are established and well kept. Well stocked flower borders line the level lawns and there are a variety of mature trees. The property benefits from panoramic views across the Herefordshire countryside.

Beside the bungalow is a detached double garage with electric, automatic up and over door. A path leads past the garage to a triangular shaped area of garden with a patio and timber shed.



FLOORPLAN

GROUND FLOOR 2026 sq.ft. (188.2 sq.m.) approx.



KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

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.

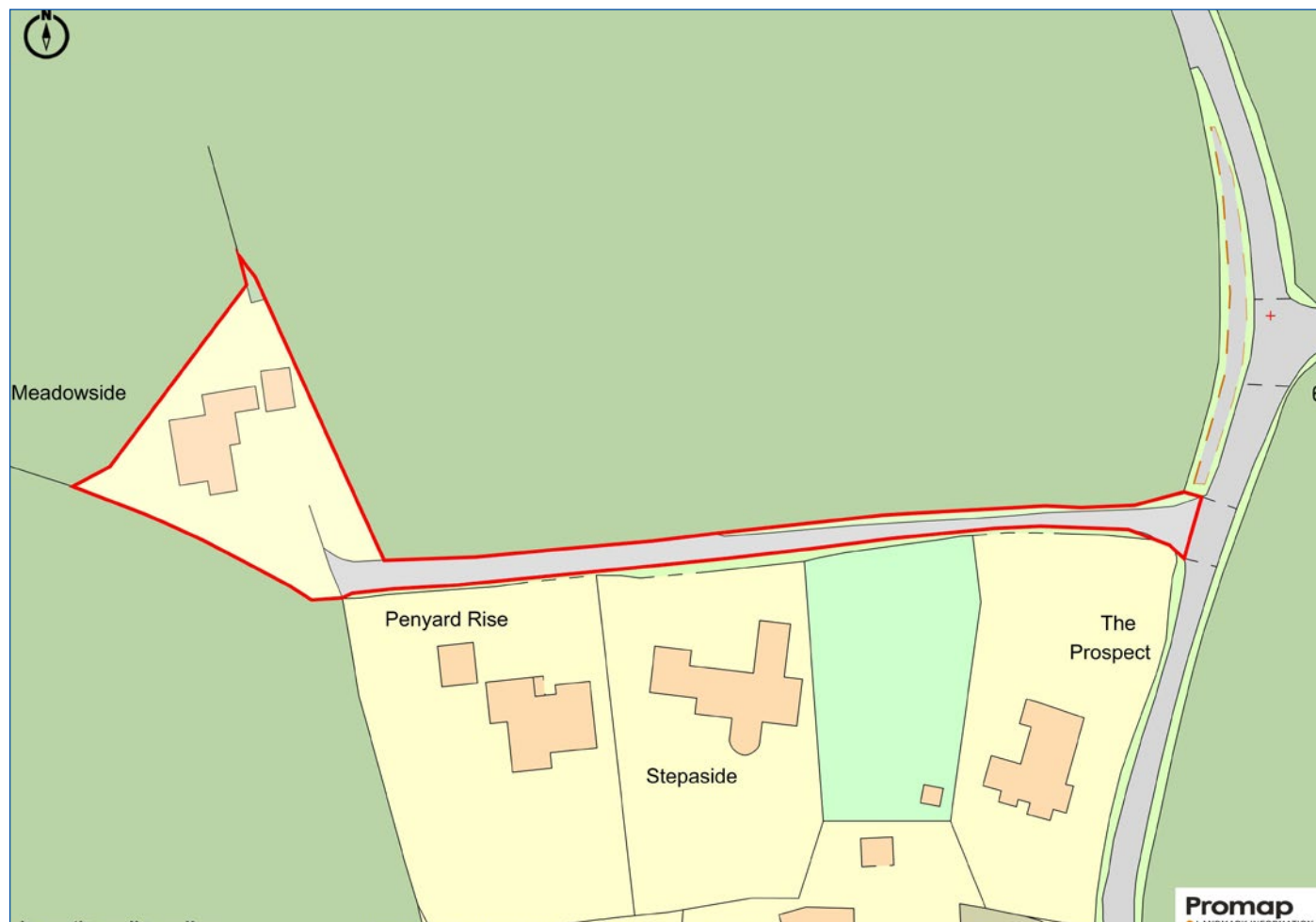
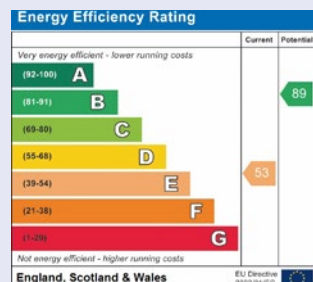
Council Tax Band: Band: F

Local Authority: Herefordshire County Council. Telephone 01432 260000

Viewings: Strictly by appointment with the selling agents

Directions: From The Weston Cross Inn public house in Weston-Under-Penyard take the road past the pub car park signposted Bromsash. Stay on this road bearing right at Cut Throat Lane. When you reach the green triangle turn left signposted to Phocle Green. Stay on this lane until you reach the for sale board. The entrance to the property will be on the left.

Postcode: HR9 7PH



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