



LANE COTTAGE

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



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HEREFORDSHIRE | HR9 6LX

LANE COTTAGE IS AN OUTSTANDING RURAL RESIDENCE, RESTORED TO AN EXCEPTIONALLY HIGH STANDARD, READY FOR THE NEW OWNERS TO SIMPLY MOVE IN, UNPACK AND ENJOY. IT COMMANDS AN IDYLIC POSITION IN A RURAL LOCATION WITH STUNNING VIEWS. THE PROPERTY BOASTS 4 BEDROOMS, 2 BATHROOMS AND A SUPERB OPEN PLAN KITCHEN / DINING ROOM AND IS WITHIN WALKING DISTANCE OF THE VILLAGE PUBLIC HOUSE.

- Beautifully renovated and extended country cottage •
- Four bedrooms and two bathrooms •
- Deceptively spacious accommodation with stunning views •
- Reception hall, sitting room with woodburning stove, open plan kitchen/dining room •
- Located on a quiet lane within walking distance of the well regarded 'Loughpool Inn' •
- Level lawned gardens measuring approximately half an acre •
- 360 degree countryside views over surrounding farmland •
- Gravelled driveway with turning area, ample parking and electric car charging point •

DISTANCES FROM LANE COTTAGE

Ross-on-Wye 4.2 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 • Cardiff Airport 61 miles

Bristol Airport 67 miles • Birmingham Airport 71 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

(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

Lane Cottage enjoys an excellent, peaceful location surrounded by stunning Herefordshire countryside yet boasting excellent links to the centres of Ross-On Wye / Hereford / Birmingham / Bristol / Cardiff via the A49/M50/M4/M5.

Situated along a quiet country lane the property is accessed from a private, gated, gravelled driveway and is within walking distance of a well renowned public house 'The Loughpool Inn' and beautiful countryside walks. There are excellent connections to the main road network with the market town of Ross-on-Wye being situated only 4 miles away. The town boasts a number of reputable primary schools, along with John Kyrle secondary school. Private schooling can be found in nearby Monmouth at the Haberdashers Monmouth School and at Hereford Cathedral School.

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 Brecon Beacons National Park located to the north of Abergavenny.

THE PROPERTY

Lane Cottage is a beautiful four bedroom detached family home that has undergone complete restoration. Neutral décor is used throughout along with splendid features such as double glazed sash windows, porcelain and solid oak flooring, woodburning stove and roll top bath.

Enter the reception hall. It has a faux feature fireplace and a window to the front aspect. The reception hall is spacious so it could be used as a study or library area.

The study has fitted storage cupboards along with a window to the front aspect with a view of the garden.

The kitchen / dining room has the 'wow factor'. It is a vast open plan space that takes your breath away when you enter. The kitchen is fitted with a range of cupboards that have bespoke doors made by Naked Kitchens. The central island matches the kitchen units and has a Silestone work surface. A double 'Belfast' style sink sits under the kitchen window framing views of the neighbouring fields. There is an integral dishwasher and space for a range cooker with concealed extractor fan above. The floors are insulated, and porcelain floor tiles continue from the kitchen into the dining area. The dining area has a wall of glass comprising of French doors with windows either side that open out on to the patio and adjoining garden. There is plenty of space for comfortable chairs as well as a family sized table.

A lobby runs through to the utility room that has a door to the garden, oak work surface, built in cupboards with integral fridge and freezer and space for a washing machine and tumble dryer. Doors to cloakroom and boiler room housing a wall mounted Worcester central heating boiler.

The sitting room has a inglenook fireplace benefitting from a woodburning stove



with exposed stonework inset and wooden surround. Stairs lead up to the first floor landing.

The landing is bright and airy with doors leading off to the four first floor bedrooms and family bathroom.

Each of the bedrooms has an outstanding view over the surrounding countryside with the second bedroom benefitting from floor to ceiling fitted wardrobes. The principal bedroom has a refitted en-suite shower room and separate walk in wardrobe.

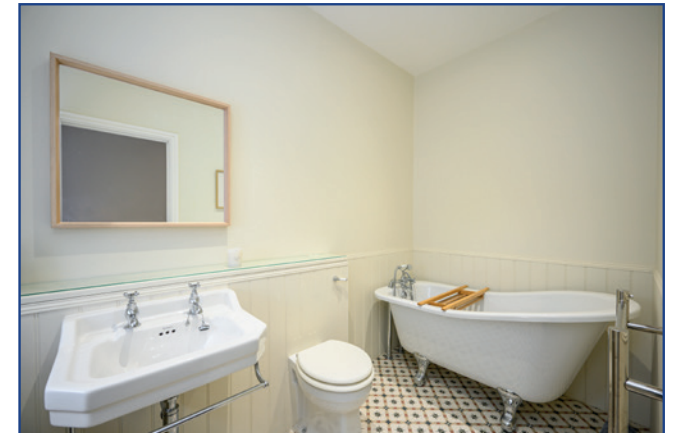
The family bathroom has also been refitted and features a freestanding roll top bath, wash hand basin, W.C and towel rail.

OUTSIDE

Lane Cottage is situated down a quiet country lane and is surrounded by open fields. The cottage benefits from stunning views which can be seen from all windows as well as the private gardens.

The property is accessed via a gated gravelled driveway which leads to a turning and ample parking area bordered by crab apple trees. A flagstone path leads to the front door. The fully enclosed private gardens which measure circa half an acre, are predominantly laid to level lawns with flagstone patio areas, rosemary and lavender beds and box hedging.

The gardens are enclosed by hedging and stock fencing and have fantastic views over the adjoining arable land and beyond. The garden sheds will be included in the sale.



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



LANE COTTAGE, SELLACK, ROSS-ON-WYE, HR9 6LX

TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY INFORMATION

Agents Note: A development clawback is included in the sale of Lane Cottage on the lower garden to capture 30% of any uplift in value, applicable for a period of 25 years starting 17th July 2014 and ending at midnight on 16th July 2039.

Services: Mains electricity and water, LPG central heating (the LPG tank is underground) and septic tank drainage. The property has a Fibre Optic connection and electric car charging point.

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: F

Local Authority: Herefordshire County Council. Telephone: 01432 260000

Viewings: Strictly by appointment with the selling agents

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.

Postcode: HR9 6LX

WHAT THREE WORDS

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

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