



Guide: £225,000

**94 SCHOOL HOUSE COTTAGE, PETERSTOW,  
ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LF**



**MORRIS · BRICKNELL**  
CHARTERED SURVEYORS

# 94 SCHOOL HOUSE COTTAGE, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LF

**A MOST ATTRACTIVE, THREE BEDROOM SEMI-DETACHED PERIOD COTTAGE POSITIONED CLOSE TO THE HEART OF THIS PARTICULARLY WELL SERVED VILLAGE. DELIGHTFUL ORIGINAL WINDOWS TO FRONT ELEVATION WITH DRESSED STONE LINTELS.**

**Reception Hall, Superb 26' Kitchen/Dining Room, Sitting Room, Utility Room and Cloaks/Shower Room & W.C. First Floor comprises Spacious Landing, Three Bedrooms, Bathroom & W.C. Several, externally accessed Storage Rooms. Small Garden to front elevation. Adjacent Parking for Two vehicles.**

## LOCATION & DESCRIPTION

94 School House Cottage comprises one of two, three bedroom Semi-Detached Houses positioned adjacent to the former, stone built Village School.

Probably constructed around the middle of the 19<sup>th</sup> Century, the cottages have a delightful eastern façade, this particular semi having kept its original, small paned period windows, the ground floor windows having superb, arch topped dressed stone lintels and window sills. All principal elevations are rendered and white painted, and the cottage stands under a double pitched, clay tiled roof with some particularly ornate brick chimneys above.

Planning permission was sought and gained on adjacent ground for the construction of a single, four bedroom detached house, and construction of same has recently reached roof level. The purchaser of 94 School House Cottage is being provided with parking space for two vehicles between Number 94 and the new house. The occupants of the adjacent semi-detached house are also being provided with parking space for two vehicles.

For those who are not familiar with the village, there is a superb large grassy common in the middle of the village, just a few paces away, whilst just a few yards further on is the village Post Office, Shop and Off Licence. Also adjacent the Common is the bus shelter, and there is a regular bus service between Hereford, Ross and Gloucester. Other amenities within walking distance include St. Peters Church and Village Hall, two excellent Pubs, both locally owned, and superb dog walking territory.

For those who require good access fast communications, the M50 motorway/A40 dual carriageway is accessible within 5 minutes drive.

In detail the property comprises:

**Reception Hall** with doors to either side and staircase leading to first floor. Fitted carpet.

**Sitting Room** of approx. max. dimensions 11'11 x 10'1 with arch topped, single glazed period window and deep sill to front elevation. Brick fireplace with log burner, flagstone base, slate hearth, and wooden mantle over. A ¾ height door gives access to under stairs storage. Fitted carpet.

**Kitchen/Dining Room** of overall max. dimensions approx. 26'10 x 8'0 and again having arch topped, period window in dining section. Two further windows to side elevation. Range of Shaker style, floor mounted cupboards and drawers with granite effect, laminate worktops thereover. Range of complementary wall mounted cupboards. Stainless steel sink. Fitted carpets to dining room end. Vinyl flooring in kitchen.

**Utility Room** approx. 13' x 12'4 and having Belfast style sink and Worcester Danesmore 12/14 oil fired central heating boiler. Window overlooking rear courtyard. Rear door opening directly onto Courtyard. Quarry tiled floor. Incorporated to one corner of the utility area is the:

**Shower Room and W.C.** with white suite comprising shower cubicle, curtain and Neptune Solo Instantaneous Electric shower unit. Space saving sink and W.C. Quarry tiled floor.

**First Floor Landing** with windows to three elevations and space to one end potentially for a mini office space.

**Bedroom 1** of overall max. dimensions approx. 11'11 x 10'6 and having window overlooking front garden and beyond. Door to airing cupboard housing hot water cylinder and immersion heater. Fitted carpet.

**Bedroom 2** approx. 11'7 x 8'1 Having period window to front elevation. Fitted carpet.

**Bedroom 3** approx. 11'2 x 7'7 again having period window overlooking Rear Courtyard. Fitted carpet.

**Family Bathroom & W.C.** Having white suite comprising bath with Neptune Solo shower over. Pedestal wash basin and W.C. Window overlooking rear elevation. Laminate flooring.

## OUTSIDE

To the front of the property is a small garden section with gravel path leading to parking. **Small Lawned Area** and a variety of mature shrubs. To the rear of the property is the **Courtyard** as mentioned earlier, accessed off the utility area. This has further sets of doors to various outbuildings/store rooms. The first of which being a single door to an **Outhouse Room** approx. 4' x 2'6. which would make an ideal log store or similar storage shed for outdoor implements.

A pair of ¾ height doors leading to a **Larger Storage Room** of approx. dimensions 8' x 6' and of full standing height. Above this is a secondary floor accessible via either an opening from the room below, or from a small, high level external door. Although at the time of dictation this area has not been explored, viewing from the room below shows a room of standing height, and of most likely identical dimensions to the room below, with direct view up to the beams of the roof. An additional storage room is accessible from the south side of the property.

**SERVICES:** Mains Electricity and Water are connected. Oil fired central heating. Shared private drainage.

**OUTGOINGS:** 'C' Council Tax Band

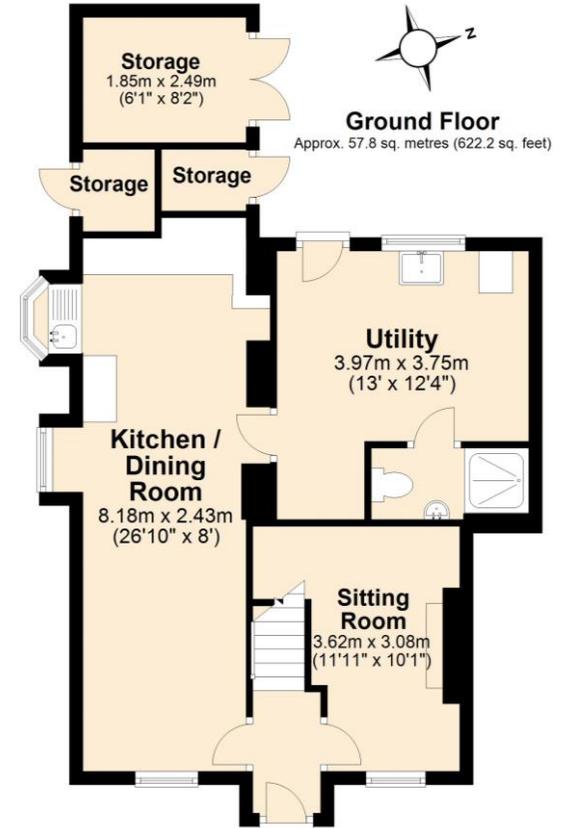
**EPC RATING:** 'E' (Full EPC Rating available)

**TO VIEW:** Morris Bricknell are acting jointly in this sale with Morris & Russell, Rural Property Consultants of Ross-on-Wye. Viewings may be conducted through either agent whose telephone numbers are Morris Bricknell 01989 768320 (Greg Powell) or Morris & Russell 01989 569377 (Nigel Morris)

**DIRECTIONS:**

Leave the western outskirts of Ross at Wilton roundabout (BP service station) taking the A49 towards Hereford. On entering the village of Peterstow, drive past the Yew Tree pub on the right hand side, and continue past the Post Office and Shop on the right hand side. You will now see the large grassy common on the left, and immediately thereafter carefully take the 90° left turning into single track, Lowcop Lane. Drive past the stone built former School on your left, and immediately after passing two white cottages, turn left into the gravelled parking area, which lies between Number 94 and the brand new house under construction.

**MONEY LAUNDERING REGULATIONS:** To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.



Total area: approx. 107.0 sq. metres (1151.8 sq. feet)

**IMPORTANT NOTICE:** Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.



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