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# ROCK COTTAGE MILL

GREAT DOWARD, SYMONDS YAT,  
HEREFORDSHIRE, HR9 6BP

**Guide Price: £350,000**

This cosy countryside cottage is situated in Great Doward, a hill that is tucked away in the heart of the Wye Valley Area of Outstanding Natural Beauty, therefore the property is surrounded by magnificent views of rolling patchwork fields and woodland.

The home boasts a wealth of charming rustic features such as exposed beams, quirky elevation changes and thick stone walls.

Two bedrooms • Lounge • Kitchen • Utility/  
sun room • Galleried landing • Shower room •  
Off-road parking • Numerous outbuildings

Approximately two acres

## First impression

The garden offers a private corner of untamed nature and a lovely variety of trees. A stone barn next to the home currently offers a sizeable storage shed but this could be converted into an annexe - subject to the necessary planning consents. There are several other outbuildings including a substantial log storage shed, a wooden workshop, another stone barn and a shed.





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### The property at a glance

The sturdy wooden front door - painted baby blue - leads into the L-shaped lounge, a pretty, bijoux space. As with many of the other rooms in the property, the lounge features hardwood floors, which give a naturally inviting and timeless effect. There is also a very handsome wood-burning stove, which is framed by an exposed stone fireplace. While the logs are crackling away during the colder months, this grants an immensely cosy first impression to the home.

Four steps lead down into the recently-fitted kitchen, which houses a double oven, integrated fridge/freezer and electric hob along with plenty of cupboards to store food and utensils. The bare bones of this room are timelessly beautiful - there are exposed beams and a terracotta stone floor. This kitchen leads through into the sunroom-cum-utility where there is plumbing and space to fit a washing machine and tumble drier. The multiple windows showcase a gorgeous view of the surrounding countryside and private garden.

To go upstairs, eight steps lead to a galleried landing - a space that is certainly large enough to be used as a room in its own right - a snug or a home office, for instance.

Four more steps up from here lead into the master bedroom which has a vaulted ceiling, quirky, in-built wardrobes and elegant vintage lighting. Natural light pours in through two windows which exhibit the beautiful outdoor scenery.

A corridor to the right-side of the master bedroom winds through to both the second bedroom - suitable for a single bed - and the shower room. This room could benefit from a re-fit and offers a new owner a prime opportunity in which to make their own stamp on the property - there is space to add a bath if one wished - but the facilities are in good working order.



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**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

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**General****Services**

Mains water and electricity. Electric central heating via storage heaters. Septic tank.

**Local Authority and Council Tax****Herefordshire Council. Band D.****Directions**

From Ross-on-Wye, take the A40 towards Monmouth and take the exit marked Whitchurch and Symonds Yat West. At the roundabout next to the primary school, take the first exit and follow the road, passing the Old Court, the dental surgery and - around 500 yards after the Wye Knot Inn, you will see some garages on the right-hand side of the road. Use the turning circle to take the sharp right-hand turning up Ashes Lane and follow this road for about one mile, until you reach a sharp left-hand turn. Rock Cottage Mill is a couple of hundred yards up this road.

**Agents' Note**

The access road to Rock Cottage Mill is narrow and poorly maintained and visitors will notice road noise from the A40.

Monmouth 4 miles • Ross-on-Wye 6 miles  
Hereford 17 miles • Gloucester 27 miles  
Cheltenham 33 miles • Cardiff 42 miles  
(All distances are approximate)

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