



Hamilton Stiller

HILLSIDE COTTAGE

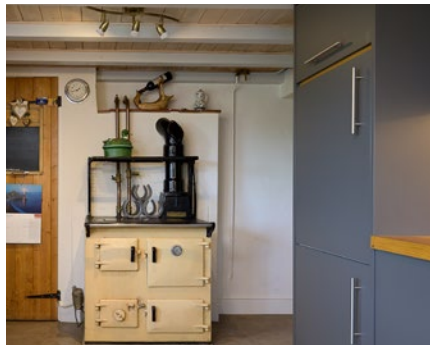
LINTON, ROSS-ON-WYE, HR9 7RU

Guide Price: £650,000

Hillside Cottage is a beautiful country home, deceptive in size with generously proportioned light and airy rooms throughout. Its mix of historic and contemporary features, combined with a range of sensitive refurbishment that has been undertaken in recent years, creates a living space that is exceptionally cosy and comfortable. The residence is set within a well-maintained garden to the front, rear and side aspect and includes many striking features.

Three bedrooms • Two reception rooms •
Contemporary kitchen • Utility room •
Family bathroom • Cloakroom • Workshop •
Wood store • Off-road parking • Chain free •
Approximately half an acre •

This charming property, adjacent to a small natural woodland, is situated in an elevated position along a quiet country lane on the edge of the picturesque south Herefordshire village of Linton - which has a thriving and popular community; it includes a 13th-century church, a highly-active village hall and an award-winning pub, The Alma Inn. The cottage itself benefits from outstanding country views over extensive cider orchards, woodland and fields to the majestic Malvern Hills in the background.











A winding footpath leads from an off-road and private car parking area to the beautifully-presented stone and timber-clad cottage. The main entrance leads into a lovely reception hall; there is a sizeable utility/boot room and a cloakroom with a wash basin and WC.

From the hallway, a door leads into the kitchen/breakfast room, which has windows to both front and side aspects, allowing in lots of light and exhibiting views towards the Malvern Hills. The kitchen has recently been fitted with bespoke, contemporary-style base and wall units, plus a range of appliances such as an electric oven, ceramic hob and extractor fan, concealed freestanding dishwasher and an oil-fired Rayburn cooker. There is a 'traditional' walk-in pantry which gives additional cool storage space.

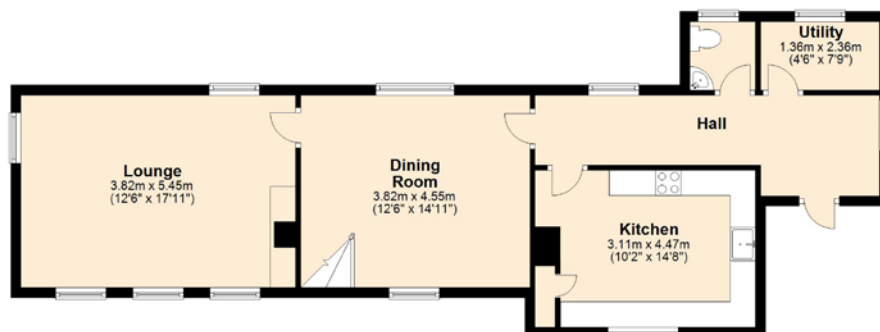
The hallway extends to a spacious dining room with exposed beams and attractive half-height panelling along each of the four walls. A 1950s-era brick fireplace, contemporary wall lighting and windows to the front and rear create an ambient mood. A doorway leads into a larger living room with windows on three aspects including exposed beams and an impressive stone-built fireplace and hearth, solid elm lintel and a wood-burning stove.

A staircase from the dining room leads to the first-floor landing area which includes built-in bespoke storage cupboards.

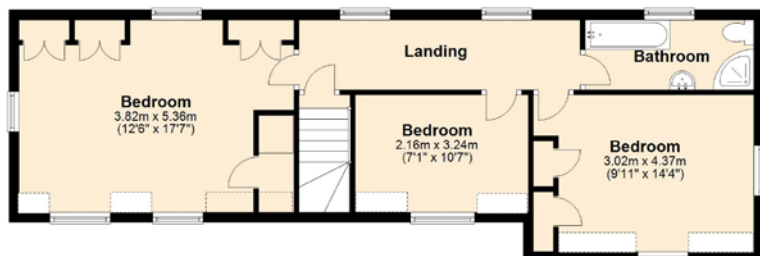
The main bedroom is generously proportioned and benefits from fitted wardrobes and a storage cupboard. Windows to the front, side and rear aspects offer great panoramic views and allow lots of light to saturate the room. The sizeable second bedroom is dual aspect and also has in-built storage cupboards, and the third bedroom is currently used as a home office. The family bathroom is a good size and features a double panel bath with a central tap, a large walk-in shower, a vanity wash basin and half-height tiling with a window overlooking the garden, as well as a Velux window enhancing the light.



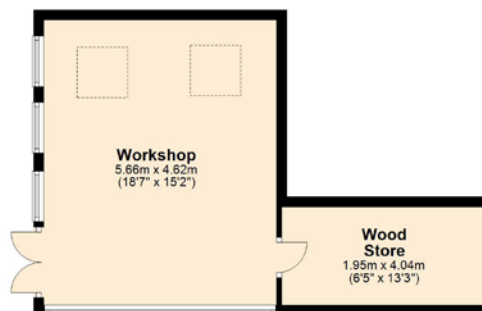
Ground Floor
Approx. 60.8 sq. metres (655.0 sq. feet)



First Floor
Approx. 58.4 sq. metres (628.3 sq. feet)



Workshop
Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 153.4 sq. metres (1651.6 sq. feet)



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.

General

Services

Mains water and electricity. Oil-fired central heating. Septic tank, Broadband and telephone line.

Local Authority

Herefordshire Council. 01432
260000. Council Tax Band E

Tenure

Freehold

Directions

Continue through and out of Upton Bishop and after about a mile take the right hand turning to Linton and Cross the bridge over the M50. On entering the village pass the Alma Inn on the left and go past the church on the left hand side and take the next immediate left.

Pass the village hall, then take the left-hand fork and then take the first right-hand turning onto The Line and Hillside Cottage is situated on the right-hand side of the road.

Ross-on-Wye 5 miles • Hereford 15 miles •
Gloucester 15 miles • Monmouth 16 miles
• Cheltenham 26 miles • Worcester 32
miles • (All distances are approximate)

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