



**RICHARD BUTLER**

**ESTATE ■ AGENTS**



Newtown  
Ross-On-Wye Herefordshire HR9 5TS  
£330,000

A beautiful stone built country cottage nestled in an extremely tranquil location on the edge of woodland with open fields & far reaching views. Perfect for those seeking a rural retreat and ideal for lovers of the great outdoors with beautiful walks and stunning views. Viewing is highly recommended.

**\* Conservatory \* Kitchen/Dining Room \* Sitting Room \* Utility Room \* Downstairs WC \* 2 Double Bedrooms \* En-suite Shower Room \* Ensuite Bathroom \* Dressing Room \* Woodland & Open Views \* 1/2 acre of gardens \* Off Road Parking \* Peaceful Location \* Oil Fired Central Heating \* Double Glazing \* EPC Rating: D**

**Price: £330,000 Freehold**

The cottage lies approximately 0.75 mile along a Forestry Commission track flanked by woodland along the way in the much sought after hamlet of Hope Mansell. The cottage, which has been updated is ideally positioned on the edge of the glorious Forest of Dean, which extends to around 24,000 acres of spectacular scenery. Those seeking a rural retreat or countryside home will have found just that. The surrounding woodland and rolling fields provide a plethora of beautiful walks and views with an abundance of wildlife including deer, muntjac and fallow right on the doorstep, ideal for lovers of the great outdoors. A must view home.

The property is approached via a gravelled parking area suitable for two vehicles with gated entrance providing access to a pathway. This in turn leads to a patio area and onwards to hardwood double glazed doors into

**Conservatory: 16'8" x 8'2" (5.08m x 2.49m)**

Double glazed windows to both front and side elevation providing fantastic outlook over the neighbouring valley of Hope Mansel and over the gardens which are a particularly attractive feature of the property with deep display window ledges, wood panelling, limestone tiled flooring, power points and lighting. Bi-Fold doors leading to

**Kitchen/Breakfast Room: 12'1" x 11'11" (3.68m x 3.63m)**

Having a continuation of the limestone flooring, range of bespoke cream shaker style wall and base units, with integrated dishwasher, 1.5 bowl drainer sink unit with limestone splash back, bespoke fitted plate rack, fitted Rangemaster dual fuel stove with 5 LPG fired burners and 2 electric ovens, extractor hood over. Radiator, recessed ceiling spotlights and under cabinet lighting. Ledge and brace door leading to

**Utility Area**

Limestone flooring, plumbing for automatic washing machine, floor standing Worcester Combination oil fired boiler supplying domestic hot water and central heating. Granite effect worktop, ledge and brace door leading to

**Cloakroom**

Obscured window to side aspect, limestone flooring, extractor fan, recessed down lighters, low level wc and wall mounted wash hand basin. Archway leading to

**Sitting Room: 18' x 10'7" (5.49m x 3.23m)**

Under stairs storage cupboard, double glazed windows to front and side elevation and separate glazed door to front. Attractive feature porthole, range of fitted recessed shelving and storage. Attractive brick built feature fireplace with wood-burning stove on brick hearth. Two radiators and power points.

Staircase leading to first floor landing with power points, lighting and matching range of ledge and brace doors leading to

**Bedroom 2: 9'5" x 10'11" (2.87m x 3.33m)**

Double glazed windows to both front and side aspect providing attractive outlook down the valley towards Hope Mansel and Bailey Brook. The room is particularly light and spacious with vaulted ceiling, radiator and power points throughout. ledge and brace door provides access to:



### Ensuite Shower Room

Fitted with modern white suite comprising low level wc, pedestal wash hand basin with tiled splash-backs and recessed fitted shower with mains pressured shower, recessed down lighters and extractor fan

### Bedroom 1: 10'5" x 10'7" (3.18m x 3.23m)

Another incredibly light and spacious bedroom with extremely useful overhead storage cupboard. Radiator, power points and deep window display ledges with recessed storage areas. Two double glazed windows to the front aspect providing attractive outlook towards Hope Mansel and Bailey Brook. Access to good sized loft space Matching ledge and brace doors providing access to

### Dressing Room: 4'7" x 7'3" (1.4m x 2.21m)

With double glazed window to side aspect, a useful area ideal as dressing room or walk in wardrobe.

### Ensuite Bathroom:

With double glazed window to front aspect with attractive views over the neighbouring valley of Hope Mansel. Fitted with white suite comprising modern wood panel bath with mixer tap shower attachment and tiled splash back. Low level wc and pedestal wash hand basin with light and shaver point over. Chrome ladder style heated towel rail and deep display window ledges.

### Outside:

The property has benefit of a two car gravelled parking area with gated access to the gardens which are a particular feature of the property having been beautifully landscaped by the present owners to provide an excellent range of seating areas, lawned areas and many specimen trees and shrubs with fantastic outlook over the valley of Hope Mansel. A babbling stream runs down the middle of the garden and has been dammed to form three rock pools with carefully planned planting around them. Two simple bridges lead over the stream to paths and steps through the wooded part of the garden with further seating areas and views back to the house. There are two useful timber garden sheds at the rear of the property.

### Agents Note:

There is mains electricity and a BT line. Water is a private supply from a spring in the hill and the drainage is to a septic tank. There is a modern oil tank at the back of the house.

### Directions:

From Ross on Wye take the A40 heading west towards Gloucester passing through the villages of Weston Under Penyard and Ryeford. Take the right turn signposted Drybrook and continue along this lane for approximately 1 mile passing the Wonky Donkey pub on your left hand side and entering the village of Lea Bailey End. As you leave the village take the turning on the right into Eunice Saunders Way. Continue on this lane for approx ¼ mile. As you exit the woodland turn left just after the cattle grid. Turn immediately left and follow this track through the tree canopy and take the next left junction along a forestry commission track, follow this track up the hill and down a tarmac track and you will pass a small cottage on the right hand side, continue along for a few hundred yards and Oak Tree Cottage is the next property on the right hand side.



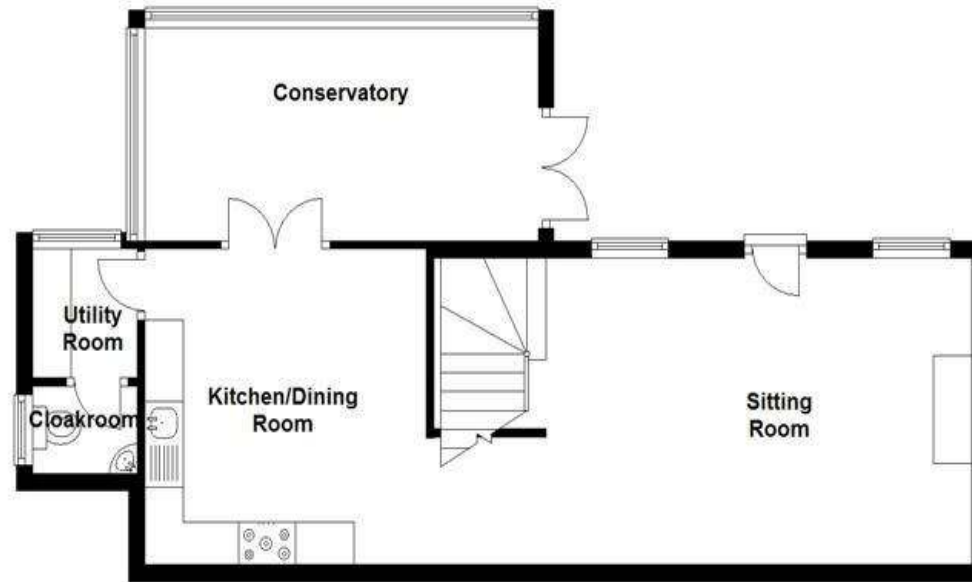




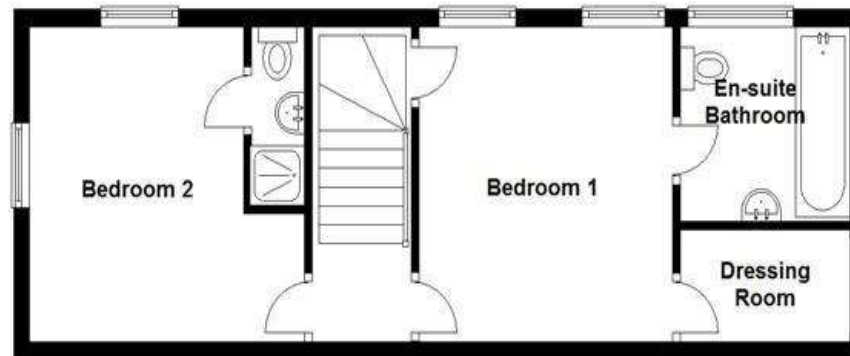




### Ground Floor



### First Floor



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