



Tretire Mill
St Owens Cross | Ross-on-Wye | Herefordshire | HR2 8LR

FINE & COUNTRY



Step inside

Tretire Mill

Guide price £775,000

Tretire Mill is a beautifully presented converted mill offering two properties; ideal for multi-generational living or the holiday rental market should you require. The name 'Tretire' comes from the original name 'Rythir' which dates back to 1212 and means 'Long Ford' translating from the Welsh 'Rhyd with Hir'. The original mill was converted into a residence in 1968 and many of the original features remain including the water-wheel. Although in a rural setting communications in this part of Herefordshire are superb for anyone wishing to commute. The M50 at Ross-on-Wye provides fast access to the national motorway network.

The Mill House accommodation comprises: - Entrance Hall; Cloakroom; Sitting Room; Study/Music Room; Kitchen/Breakfast Room; Large Conservatory; Master Bedroom with En-Suite; Two Further Bedrooms and a Family Shower Room. There is also a basement cellar/workshop. The converted stable building - Gamber Cottage offers: Cloakroom/Utility; Sitting Room; Dining Room/Study; Galley Kitchen; Two bedrooms and a Bathroom to the first floor. Overall benefits include approximately $\frac{3}{4}$ acre of land, oil fired central heating and a double carport with office adjoining.

Tretire Mill is located on the outskirts of the quiet hamlet of St Owen's Cross Herefordshire, and 5 miles West of the market town of Ross-on-Wye. Ross has a variety of most attractive period buildings and has a good range of shops, cafés, schools, sporting and cultural amenities. 9 miles North is the cathedral city of Hereford with its historic Mappa Mundi. The Forest Of Dean nearby is renowned for its biking and outdoor activities including canoeing and rowing on the river Wye. Hay On Wye, 45 minutes away hosts the world famous annual literary festival.

Communications are excellent to all parts of the country with the M50 North towards the Midlands and Birmingham International Airport and the A40 South towards Bristol Airport, and South Wales.

Access through the front entrance to:

ENTRANCE HALL

Tiled flooring, staircase to first floor, attractive tongue and groove panelling to waist level on walls, radiator, understairs storage area and cupboard. Front facing window with views towards Gamber Cottage. Access off hall to:

CLOAKROOM

Tiled floor, front facing window, w/c, wash hand basin, tiling to splashbacks.

SITTING ROOM

A beautiful double aspect room with one front and two rear facing windows. Tongue and groove panelling to waist level, radiator, fireplace with tiled hearth, stone mantelpiece and inset log burner.

STUDY/MUSIC ROOM

Another dual aspect room with side and rear facing windows, radiator, working open fire with stone mantelpiece. Tongue and groove painted ceiling and integrated shelving to one wall.

KITCHEN/BREAKFAST ROOM

The kitchen has fitted quality wall and base units with grey composite stone work surfaces. Dual bowl designer sink unit, integrated 'Baumatic' induction hob and single 'Baumatic' gas wok burner, overhead extractor fan. Bosch double oven, royal blue two oven Aga, wooden open shelving opposite with concealed lighting, tiling to splashbacks and a walk-in larder. The breakfast area has fitted base units with roll edge solid wooden worktop at one side with seating area. The room has tiled flooring throughout, two rear and one side facing windows and a $\frac{1}{2}$ glazed door to rear garden. From the kitchen there is a $\frac{1}{2}$ glazed door leading out to an impressive side timber framed CONSERVATORY with front and rear double doors, feature stone walling and a tiled floor.

Stairs to FIRST FLOOR and GALLERIED LANDING
With front facing window, built in wardrobe and loft access.

MASTER BEDROOM SUITE

A lovely master with two rear facing windows overlooking the gardens and farmland beyond, stripped pine flooring and radiator. Feature painted wall panelling.

EN-SUITE BATHROOM

A large room with suite comprising bath with shower off mixer tap, w/c, wash hand basin and bidet. Ceramic tiled splashbacks, louvred door airing cupboard, wall radiator, side and rear facing windows.

BEDROOM TWO

A double room with two rear facing windows, two radiators and built in large wardrobe.

BEDROOM THREE

A double room with louvred door wardrobe, radiator, side facing window and stripped floorboards



FAMILY SHOWER ROOM

Feature panelling to waist height, double shower cubicle with Aqualisa shower, wash hand basin and w/c, tiled splashbacks, rear facing window enjoying excellent views, towel radiator and inset ceiling spot lighting.

BASEMENT/GARDEN ROOM/WORKSHOP

The lower level of Tretire Mill accommodates a substantial workshop area with power and lighting, workbench, oil central heating boiler and a section of the original mill water wheel is retained on view. There is also separate access to the workshop located beneath the upper floor hallway.

GAMBER COTTAGE

Stable door access to:

New room

Ceramic tiled floor and radiator. Pine doors to:

UTILITY/CLOAKROOM

Shaker style wall and base units, Belfast sink and wooden work surfaces, tiled splashbacks, plumbing for automatic washing machine and space for a tumble drier. Rear facing window, w/c and cupboard housing the Worcester oil central heating boiler.

SITTING ROOM/DINER

An attractive room with original ceiling beam, open plan stairs to first floor, two radiators and two front facing double glazed windows. Open plan access to:

GALLEY KITCHEN

Ceramic tiled floor, cream coloured shaker style wall and base units, roll edge oak effect work surface and partial composite stone work surface. 1.5 bowl stainless steel sink unit, tiling to splashbacks, integrated oven, hob and extractor fan. Inset ceiling spot lighting, two rear and one side facing windows.

DINING ROOM/STUDY

With corner log burner and tiled hearth, radiator, front and rear facing double glazed windows, ceiling beam.

STAIRS to GALLERIED LANDING

With rear facing window enjoying excellent views, large storage cupboard.

BEDROOM ONE

Front facing double glazed window, radiator, twin built in fitted wardrobes

BEDROOM TWO

Dual aspect with front and side facing double glazed windows, radiator, two large built in wardrobes.

BATHROOM

Walk-in double shower cubicle with 'Aqualisa shower, tiled walls, cushion flooring, bath, wash hand basin and w/c. Inset ceiling spot lighting, towel radiator, front facing double glazed window.







Step outside

Tretire Mill

GAMBER COTTAGE OUTSIDE

One end of Gamber Cottage adjoins the carport and the other has a grey Hartley Botanic lean-to greenhouse.

TRETIRE MILL

Covering a plot of approximately $\frac{3}{4}$ acre of well maintained gardens with lawns, mature shrubs, an ornamental pond and stream, the property is surrounded by mature trees. The property is approached from the front via a gated entrance leading to a gravel driveway. On your right is a substantial double carport adjoining Gamber Cottage with another room that is currently used as an office with telephone and data points. There is adequate space for multiple vehicles with access to the garden room/workshop and a garden store; here you will also find the exposed original water wheel. The rear of the property is framed by an impressive pergola and terrace with a mature fig tree.

DIRECTIONS

Travelling from the Wilton roundabout in Ross on Wye, follow the A49 towards Hereford. Travel through the village of Peterstow and turn left onto the B4521 towards Abergavenny. At the crossroads continue straight ahead and Tretire Mill can be found a mile further on the right hand side.



Tretire Mill, St. Owens Cross, Hereford



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR2 8LR | Tenure: Freehold | Tax Band: G Tretire Mill and B Cottage | Authority: Herefordshire Council | Heating: Oil | Drainage: Private

*Internet speed according to the BT Availability Service using the postcode and landline

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(89-91) B		82
(85-88) C		
(75-84) D		
(59-54) E		
(51-58) F		
(1-50) G	18	
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Fine & Country
Tel: 01989 764141

52 Broad Street, Ross-on-Wye, HR9 7DY

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