



1 Old Dry Arch Cottages

Marstow, Ross-On-Wye, Herefordshire, HR9 6EQ

£599,950



VIRTUAL TOUR AVAILABLEOFFERS INVITED*** Dean Estate Agents are excited to present to the market this unique, gorgeous property with ample versatility. The main property is a detached cottage with an open plan lounge and dining room creating a fantastic family space, the cosy space has a woodburning stove set within a red brick fireplace and French doors open out to the garden, there is also a recently refurbished kitchen with modern units and tiled flooring, beautifully fitted downstairs shower room with a walk in shower cubicle and wraparound conservatory which works well as a utility/laundry room. To the first floor there are three double bedrooms, one with fitted wardrobes and countryside views. Outside there is another fully insulated detached room which is being used as an extra bedroom at the moment but could be a studio, office or gym.

There is a detached bungalow on the property which can be used as extra accommodation, an annex or a holiday let (subject to the correct planning consents), this accommodation comprises of lounge, kitchen, double bedroom and bathroom.

The property is accessed via gates and there is ample parking at the property for multiple vehicles. The plot itself is approximately an acre with a large courtyard area to the front of the property with lots of space for seating perfect to enjoy the sunshine. There is also plenty of outbuildings for storage.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

UPVC double glazed front door, UPVC double glazed window, stairs to lounge, lighting.

Lounge/Dining Room:

Exposed brick fire place with woodburner, UPVC double glazed window, double panelled radiator, mains consumer unit, stairs to first floor, power and lighting, exposed beams, UPVC French doors to garden.

Kitchen:

A newly fitted kitchen with a range of base, wall and drawer units, integrated dishwasher, induction hob, extractor hood, sink with drainer unit, UPVC double glazed window, Cooke and Lewis oven, integrated fridge/freezer, lighting, doors to conservatory.

First Floor Landing:

UPVC double glazed window, loft access, power and lighting

Bedroom One:

Double panelled radiator, UPVC double glazed window, power and lighting.

Bedroom Two:

UPVC double glazed windows, double panelled radiator, power and lighting.

Bedroom Three:

Double panelled radiator, UPVC double glazed window, power and lighting.

Downstairs Shower Room:

Tiled walls and flooring, walk in shower cubicle with glass screens and mains powered shower, heated towel rail, vanity sink unit, W.C..

Conservatory/Utility Room:

Double panelled radiator, power and lighting, UPVC double glazed windows all around, space and plumbing for washing machine, double doors to courtyard.

Bedroom Four/Studio:

Storage cupboards, two velux windows, windows to side and front, double panelled radiator power and lighting.

Detached One Bedroom Bungalow

Approached via a UPVC double glazed front door into:

Entrance Hallway:

UPVC double glazed front door, loft access, plumbing for washing machine, power and lighting.

Lounge:

Mains consumer unit, UPVC double glazed patio doors, power and lighting.

Kitchen:

A range of base and drawer units, stainless steel sink with drainer unit, UPVC double glazed window to rear and side, plumbing for dishwasher, space for fridge/freezer, integrated oven, electric hob, extractor hood, power and lighting.

Bedroom:

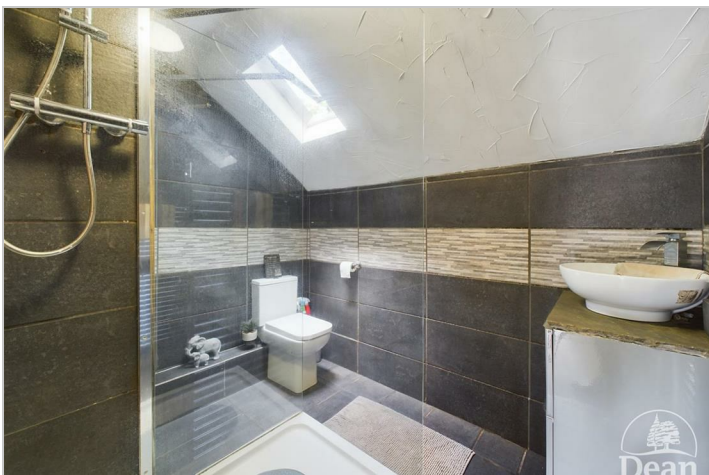
UPVC double glazed patio doors, UPVC double glazed window, power and lighting, tv point.

Bathroom:

White panelled bath, pedestal sink, W.C., lighting.

Outside:

The property is accessed via wooden gates onto a hard standing area with ample parking for multiple vehicles and there are plenty of outbuildings for storage. The property is accessed via a footbridge over a road, this then opens up to a large courtyard where the properties are situated, the area is mainly hard standing with space for seating outside the properties, there is a decking area outside the main cottage and steps up leading to the bungalow.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

Road Map



Hybrid Map



Terrain Map



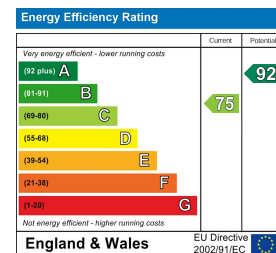
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.