

FOR
SALE



Highland Cottage, The Doward, Symonds Yat, Herefordshire HR9 6DY

£510,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

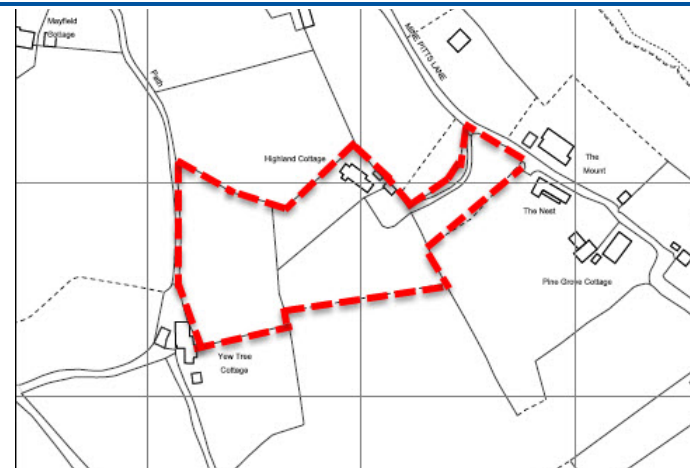
A detached cottage which is delightfully located within the Wye Valley Area of Outstanding Natural Beauty (AONB) between the market towns of Monmouth (5miles) and Ross-on-Wye (7.5 miles) with the M50 motorway link.

The Doward (the area) sits with in the larger parish of Symonds Yat which is noted for it's lovely walks and tourism which is largely based on the nearby River Wye. Within the nearby village of Whitchurch (1.5 miles) there is a shop and primary school.

The cottage has gas central heating, replacement double glazing and offers excellent scope for upgrading/extension or redevelopment (subject to the necessary planning consent) to take full advantage of the spectacular location and the plot which extends to approximately 2 acres.

POINTS OF INTEREST

- *Period detached cottage*
- *Glorious rural location*
- *3/4 bedrooms*
- *Between Monmouth & Ross-on-Wye*
- *In need of updating*
- *Approximately 2 acres*



ROOM DESCRIPTIONS

Entrance Porch

With quarry tiled floor and door to the

Inner Hall

With radiator and staircase leading up, under stairs storage cupboard, window to the front.

Sitting Room

With an open fireplace with surround, radiator, window to the front.

Dining Room

With an open fireplace with period surround, double doors to the front, door into the

Lounge

With open fireplace and tiled surround, radiator, window to the front.

Kitchen

Fitted with a range of wood effect wall and base cabinets, work surfaces with tiled splash backs, sink unit with mixer tap over, space and socket for an electric cooker, tiled floor, radiator, windows to the side and rear, washing machine, space for a tumble drier, plumbing for a dishwasher and door to the rear.

Bathroom

With white tiled walls and floor and white suite comprising shower with folding screen, wash hand basin, WC, radiator, cupboard housing the oil fired central heating boiler and window.

Bedroom 3

With hatch to the roof space, radiator, window to the front and door into

Bedroom 4/Dressing Room

With radiator and window to the front.

Inner Landing

With radiator and window.

Bedroom 1

With radiator, window to the front and door to the

Ensuite Shower Room

With tiled walls and floor, shower cubicle with mains fitment, wash hand basin, WC, ladder style towel rail/radiator, extractor fan and hatch to the roof space.

Bedroom 2

With radiator and window to the front.

Outside

The property is approached via a tree lined drive which leads to a parking and turning area and garage.

There are garden sheds, outside lights and a waster tap plus a pigscote sitting in extensive mature gardens and grounds stocked with numerous shrubs and trees which extends to approximately 2 acres (TBC).

Services

Mains water and electricity, private drainage system, oil fired central heating.

Outgoings

Council tax band F - £3,551 payable for 2025/2026

Water rates are payable.

What3Words

///decent.northward.cROUTONS

Viewings

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

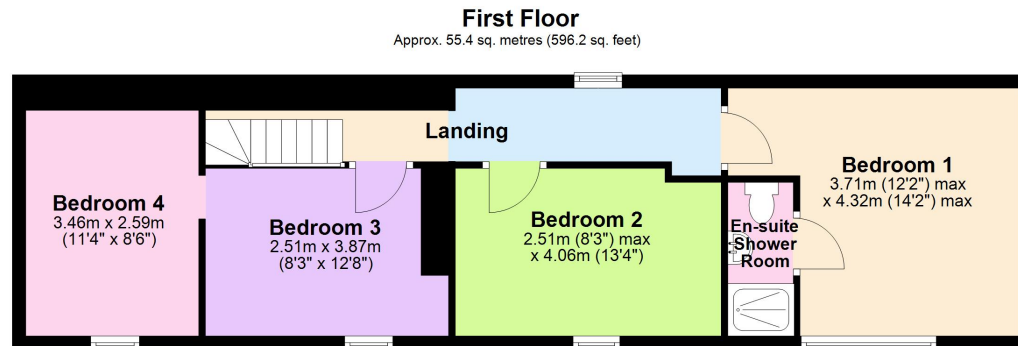
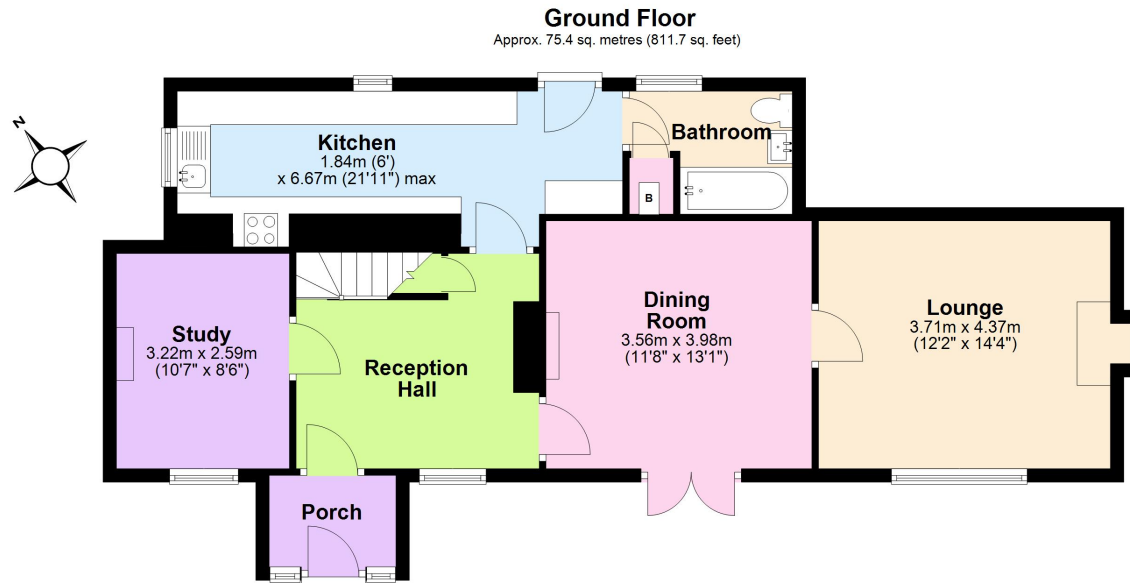
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 130.8 sq. metres (1407.9 sq. feet)
Highlands Cottage, Symonds Yat, Ross-on-Wye

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		