

# WOODSIDE COTTAGE

MANSELL GAMAGE • HEREFORDSHIRE

BENGOUGH

# WOODSIDE COTTAGE

MANSELL GAMAGE + HEREFORDSHIRE

*A pretty cottage with a paddock  
in a delightful village*

Hall + Sitting room + Dining room + Kitchen

Three bedrooms

Mature gardens + Pretty garden + Summer house

Paddock

Hereford 9 miles + Hay on Wye 12 miles

Ross on Wye 25 miles

(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice  
on the last page of the text.*





## SITUATION

The village of Mansell Gamage is in the heart of Herefordshire's cider country. Woodside Cottage is in part typical of the black and white timber framed houses in villages of the region, a fine group of which in particular can be seen in nearby Weobley. Hereford City as well as Abergavenny, Ross and the M50 (via Bridge Sollars and Kingstone) are readily accessible, as well as Hay on Wye.

Schools abound in the region and there is a primary school at Staunton on Wye.

## FOR SALE FREEHOLD

Woodside Cottage is currently used as a holiday cottage, through English Country Cottages.

<https://www.cottages.com/cottages/woodside-cottage-rbbr>

The cottage is described as having stunning views across the Wye Valley towards the Black Mountain. It is utterly charming in its presentation and character and stands at the southern end of the village enjoying the wonderful south westerly panoramic views. The cottage has in recent years been rewired, re-plumbed. As well as this a new boiler, new central heating, new bathrooms installed and a new kitchen fitted.

The entrance is gated and there is ample car parking on the drive beside which is the garage. A wicket gate in the garden wall leads down the path to the front door sheltered by the porch, which has seats within on either side. The hall is welcoming and under the staircase there is a useful storage cupboard. The sitting room is comfortable with its open fireplace and the dining room has a tiled floor and wood burning stove. Beyond is a bathroom/cloakroom.

The attractive kitchen is fully fitted with a stone tiled floor, Belfast sink, oil fired rayburn, electric oven and hob and dishwasher. Behind the kitchen is the utility/ boiler room.

There are three bedrooms on the first floor with a shower room and separate WC.



## THE GARDENS

The cottage garden and grounds amount to about a quarter of an acre and surround the cottage. There are attractive shrubs and borders at the front of the house and either side of the garden path. At the back of the house, the lawns run down to the summer house.

## LAND

Below the cottage is the paddock accessed off the drive. This field amounts to about 0.68 of an acre.

## SERVICES

Mains water and electricity. Private drainage.

## FIXTURES AND FITTINGS

The fitted carpets are included in the sale. Other items such as curtains and light fittings may be available by separate negotiation.

## DIRECTIONS (HR4 7LE)

From Hereford, take the A438 Kington and Hay on Wye Road. Passing the village of Byford take the next right on the B4230 signed Weobley. Woodside Cottage is the first property on the left hand side as you come into Mansell Gamage.

## VIEWING

Strictly by appointment with Bengough Property  
01568 720159.





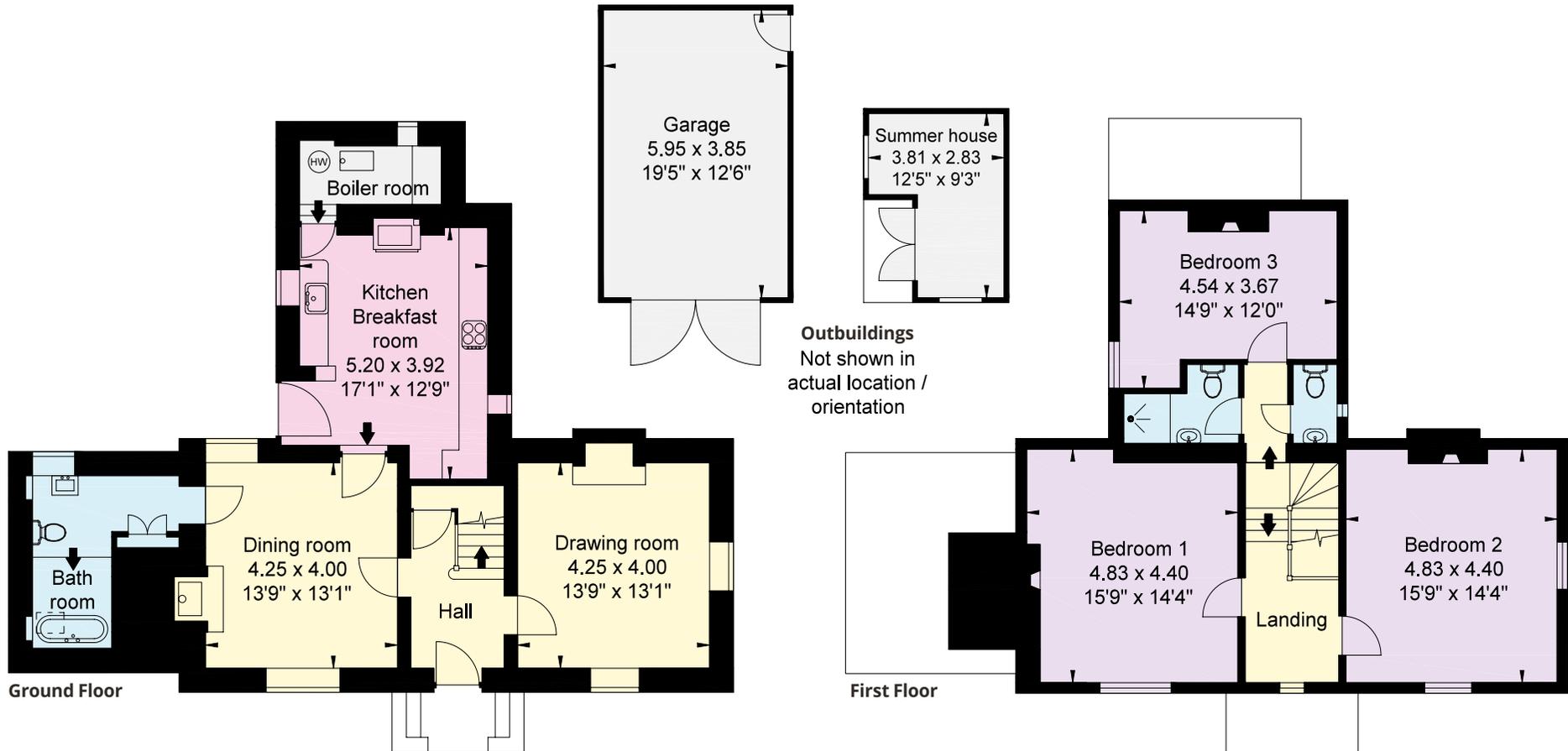
**Approximate Gross Internal Floor Area**

**House: 154 sq m (1,660 sq ft)**

**Outbuildings: 32 sq m (345 sq ft)**

**Total: 186 sq m (2,005 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



**01568 720159**

**Wall End Farm, Monkland  
Leominster HR6 9DE**

jonathan@bengoughproperty.com

bengoughproperty.com

**Important Notice** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Bengough in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Bengough nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. articulars dated May 2020. Photographs dated July 2019 and earlier.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

