



Lilac Cottage

Little Doward, Herefordshire, HR9 6DT



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- Charming Detached Stone Cottage
- Enjoying Outstanding Far-Reaching Views
- Kitchen leads into a Conservatory
- Spacious Sitting Room with a Wood Burner
- Four Bedrooms
- Flexible Accommodation with possible Annex
- Wealth of Handcrafted Bespoke Features
- Various Outbuildings / Workshops
- Private Driveway with Off-Road Parking

Guide Price

£675,000

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DESCRIPTION

This charming and sympathetically extended detached stone cottage with four bedrooms has an elevated, rural aspect enjoying outstanding far-reaching views towards the Malvern Hills. Lilac Cottage consists of a combination of the original stone "quarry cottage" and more recent cavity walled construction, added in several stages since 1995. The versatile accommodation over two floors, both with level access available, enjoys a wealth of beautifully handcrafted bespoke fixtures and finishes throughout. There is also a single person lift between floors. The recently built adjoining annex has level access to the driveway and provides many possibilities for multi-generational living, office, studio or play area. Set in approximately 1.5 acres of gardens and woodland, with ample parking, an external office and useful outbuildings.

SITUATION

Situated in an elevated position with far reaching views to the Malvern Hills and close to Whitchurch and the A40. This stunning location benefits from fantastic road network. Monmouth is just 3 miles away to the south and Ross-on-Wye lies north just 8 miles away. The nearest train station is 12 miles away at Lydney with Gloucester central station 18 miles away which feeds to London, Manchester and Bristol.

The Wye Valley is an AONB, offering plentiful water pursuits, rock climbing and superb walking. There are several renowned village primary schools within a short distance, including Goodrich, Walford and Whitchurch. Ross-on-Wye offers a wealth of amenities as well as some beautiful scenery along the banks of the River Wye. Monmouth's Haberdashers School for Boys and Girls upholds a fantastic reputation as well as Monmouth's Comprehensive School. Monmouth offers a wide range of independent and national shops, and a leisure centre.

ACCOMMODATION

Lilac Cottage enjoys two main entrance options, one through a glass paneled door into an upper floor reception room and an additional entrance to the property is from the driveway, down stone steps or alternative graded path and through a wooden paneled door with viewing panel into the **Boot Room / Utility Room** with a tiled floor. This space enjoys fitted units and is a useful space for coats and boots. A Door leads into the **Kitchen / Diner** which is fitted with wooden units, porcelain sink and drainer, double oven, five ring induction hob and space for dishwasher. There is a wood burner, pantry cupboard and beamed ceiling. Part glazed doors lead into the **Conservatory** with far reaching fantastic views and an oak framed door to the side offering access into the garden. The inner **Hallway** has a lift in the centre of the house which is electronically controlled. A staircase leads to the First Floor. There is a bread oven and exposed brickwork, and a window to the front. Off the Hallway is a **Ground Floor Shower Room** comprising a shower, wash hand basin and lavatory with a tiled floor. The **Sitting Room** is light and spacious with windows to three aspects with patio doors. The large feature fireplace houses a wood burning stove and has a characterful oak mantel.

First Floor

On the First Floor is a **Galleried Landing** area with handmade oak banister with dual aspect windows and far-reaching views. The **Family Bathroom** has a shower cubicle, wash hand basin, w.c., storage cupboard and window with fantastic views. A door opens to a double **Bedroom** enjoying dual aspect views. A further light and spacious double **Bedroom** also benefits from views to either side and eaves storage. A further door opens to another double **Bedroom** with far-reaching views and storage into the eaves. The spacious extension to the rear is a wonderful **Master Bedroom / Second Reception Room**. It offers the opportunity for a self-contained annex which would be ideal for multi-generational living. This space benefits from underfloor heating. Two sets of French doors to the front and back provide access to the parking area and rear garden. An **Ensuite Wet Room** comprises a shower, wash hand basin and w.c., work surface and heated towel rail.

OUTSIDE

A gravelled driveway leads to a large parking area with space for several vehicles. The gardens, with well stocked borders, allow easy access to both floors of the property. There are several terraced areas with paved seating area ideal for al fresco dining and enjoying the far-reaching countryside views. The grounds extend to half an acre with an established orchard. An elevated lawn area is accessed via a stone pathway with views to the Malvern Hills.

There is a **Detached Office** with windows to the front and side elevations. With fitted shelves, power, light and internet connection. A pathway leads to the **Workshop** which is a spacious workspace with power, light and internet connection with windows to the front and side elevations. There are two attached storage bays to the side.

ADDITIONAL WOODLAND AVAILABLE

There is a parcel of mature woodland of about 0.84 acres and its own vehicular access off the lane and parking.



GENERAL

SERVICES

Mains water and electricity.
Solar electric and solar water panels
Air source heat pump
Underfloor heating in extension
Private drainage

EPC

Band C

LOCAL AUTHORITY

Herefordshire County Council

VIEWING

Strictly by appointment with the Agents:
David James, Monmouth
Tel 01600 712916.

GUIDE PRICE

£675,000



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



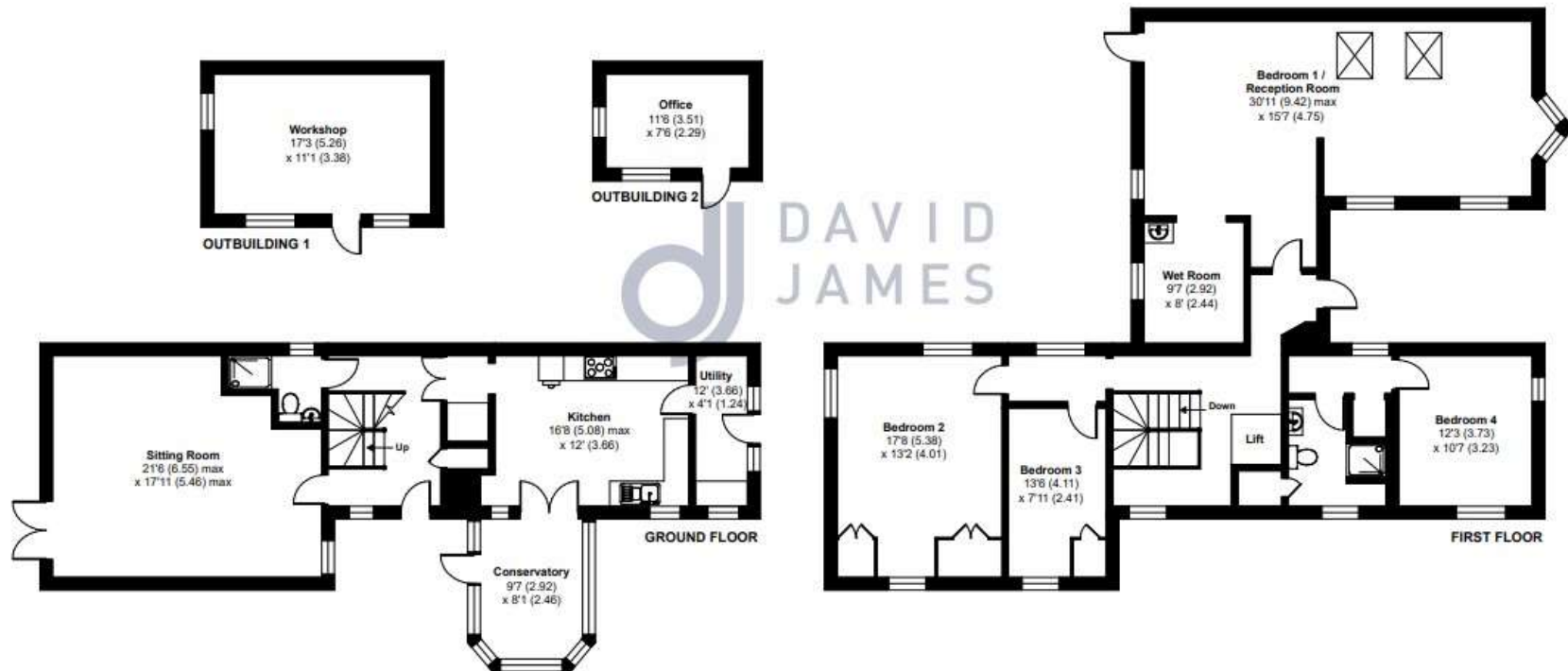






Little Doward, Whitchurch, Ross-on-Wye, HR9

Approximate Area = 2280 sq ft / 211.8 sq m
 Outbuilding = 279 sq ft / 25.9 sq m
 Total = 2559 sq ft / 237.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for David James. REF: 1327878