



# ROSE COTTAGE

MICHAELCHURCH ESCLEY • HEREFORDSHIRE

BENGOUGH



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HEREFORDSHIRE

## *In the lee of the Black Mountains*

A cottage in need of refurbishment  
with scope to enlarge, presently with

Porch ♦ Sitting Room ♦ Dining Room ♦ Kitchen  
Shower Room ♦ Four Bedrooms ♦ Bathroom ♦ Adjoining  
Garage and Wood store ♦ Additional sheds ♦ Garden

Hay on Wye 9 miles ♦ Hereford 15 miles  
Abergavenny 13 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.*







## LOCATION

The Black Mountains and its ridge line provide some of the most dramatic scenery in this region. Michaelchurch Escley is in the heart of this stunning countryside. The village, which provides rural living at its best also has a wonderful Primary and Pre School. The Bridge Inn, which is in walking distance of the cottage is an oasis for hill walkers and locals alike. There is a village shop and post office at Longtown, some 3 miles distant and the towns of Hay and Abergavenny as well as the City of Hereford are all within easy reach.

## FOR SALE

Rose Cottage provides an exciting opportunity to create a house in a fabulous location. At one time the house was the old post office. Built of local stone under a slate roof, typical of the region, it has a large south facing garden. At the bottom of the garden is a parking area with two shed, an ideal area for a new garage. Parking is also available beside the cottage directly off the lane.

A gate also leads through the garden wall on to a large terraced area and path to the porch. Off the small lobby with the staircase, is a Sitting Room and Dining Room each with their own fireplaces and both connected under the stairs. The room on the left was the post office.



Behind these rooms is the Kitchen and back door as well as the shower room and store room.

On the first floor are four bedrooms and a bathroom.

Adjoining the house is the garage and wood store with scope for conversion as well as perhaps building above to extend the house at both floor levels.

## SERVICES

Private water and drainage. Mains electricity. Oil fired heating

## DIRECTIONS (HR2 0JW)

In the village of Michaelchurch Escley pass the lane down to The Bridge Inn on your left. Rose Cottage is approximately a further 500 yard on the right hand side.



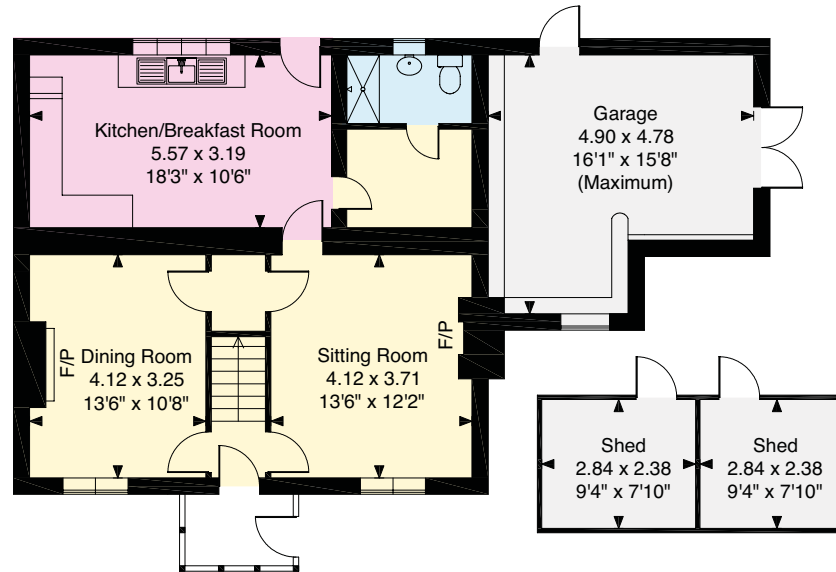
### Approximate Gross Internal Area

Main House = 1402 Sq Ft/130 Sq M

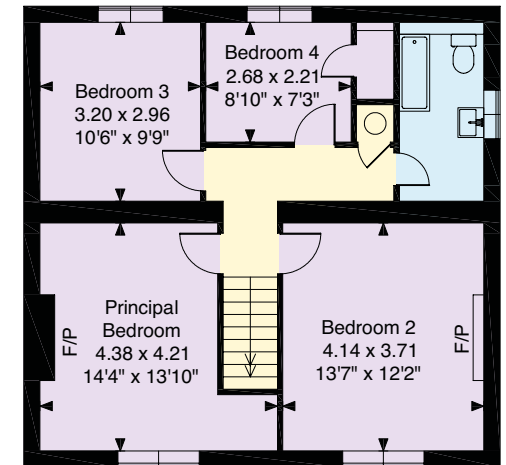
Garage = 217 Sq Ft/20 Sq M

Shed = 148 Sq Ft/14 Sq M

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



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		16	
Not energy efficient - higher running costs			