



HMO in HR9

Phocle Green, Phocle Green, Ross-on-Wye,
Herefordshire, HR9 7TW

£480,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Freehold Property
- ✓ HMO
- ✓ Tenants in situ

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

A Tastefully REFURBISHED 19TH CENTURY COTTAGE IN A PEACEFUL RURAL SETTING

Occupying a tranquil rural position in the sought-after hamlet of Phocle Green, this refurbished 19th Century semi-detached cottage offers a superb combination of character, versatility, and contemporary living. Currently operating as a licensed HMO, the property represents an excellent investment opportunity, while its generous and flexible accommodation would also make an exceptional family home, perfectly positioned to enjoy the surrounding Herefordshire countryside. Refurbished throughout, the property retains a wealth of original charm while offering modern comfort and practicality. Arranged over three floors, the spacious accommodation provides six well-proportioned bedrooms and a versatile layout ideal for a variety of lifestyles.

At the heart of the ground floor is a superb modern kitchen/diner, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with integrated appliances and features bi-fold doors opening directly onto the patio. A cosy snug area adjoins the kitchen. A

shower room and WC complement a practical utility room. The sixth bedroom is located on this floor.

To the first floor are three spacious double bedrooms, including a principal bedroom with en-suite shower room. A rear-aspect bedroom benefits from doors opening directly onto the garden. A well-appointed family bathroom completes this floor.

Occupying the entire second floor is an impressive private suite comprising a generous double bedroom, separate dressing room, and en-suite shower room. This superb space would make an impressive principal suite or provide excellent secluded accommodation for guests.

Outside, the property occupies a generous plot with beautifully arranged tiered gardens with a number of seating areas. The elevated rear garden enjoys glorious far-reaching views across open farmland and the rolling Herefordshire countryside.

To the front, there is off-road parking for multiple vehicles, together with a useful garage benefiting from power and lighting.

A truly versatile and characterful country cottage offering an exciting investment opportunity or superb family home, with wonderful countryside views and excellent accommodation throughout.

The Hamlet of Phocle Green lies between Ross-on-Wye and Upton Bishop and here one can enjoy communication links, via Ross-on-Wye, to the amenities associated with a market town, and the River Wye, various supermarkets, John Kyrle Comprehensive & Sixth Form School together with access via the A40 and M50 towards South Wales and The Midlands.

Council Tax Band: C (Herefordshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Septic Tank

Kitchen/Dining w: 13' 7" x l: 23' 1" (w: 4.14m x l: 7.04m)

Snug w: 11' 10" x l: 13' 1" (w: 3.61m x l: 3.99m)

Utility w: 5' 9" x l: 13' 9" (w: 1.75m x l: 4.19m)

Bedroom 6 w: 11' 9" x l: 12' (w: 3.58m x l: 3.66m)

Bedroom 5 w: 11' 2" x l: 13' 9" (w: 3.4m x l: 4.19m)

Stairs To First Floor Landing

Bedroom 4 w: 11' 8" x l: 11' 11" (w: 3.56m x l: 3.63m)

Bedroom 3 w: 12' x l: 13' 3" (w: 3.66m x l: 4.04m)

Bedroom 2 w: 13' 6" x l: 13' 8" (w: 4.11m x l: 4.17m)

Bathroom w: 6' 2" x l: 13' 9" (w: 1.88m x l: 4.19m)

Stairs To Second Floor Accommodation w: 12' 10" x l: 15' 7" (w: 3.91m x l: 4.75m)

Dressing Room

En-suite w: 7' 2" x l: 10' 1" (w: 2.18m x l: 3.07m)

Outside

Network Signal

Agents Note -

Externally, the property occupies a generous plot, landscaped with tiered gardens and a variety of seating areas. The elevated rear garden enjoys glorious far-reaching views across open farmland and the rolling Herefordshire countryside. To the front, there is off-road parking for three vehicles, together with a garage benefiting from power and lighting.

We are advised that the HMO currently generates a rental income of £3,950 per calendar month.

Price: Starting Bid £480,000

Property Type: HMO

Business Type: Residential Investments

Parking: Allocated

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Location

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Tenure

Title number
HE27092 - Freehold

EPC

Rating C

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Phocle Green, Phocle Green, Ross-on-Wye, Herefordshire, HR9 7TW

Contact your local branch today for more information on this property:

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