



BROOKSIDE

WHITCHURCH | ROSS-ON-WYE | HEREFORDSHIRE



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BROOKSIDE IS AN EXCITING OPPORTUNITY TO ACQUIRE A SUBSTANTIAL GEORGIAN PERIOD HOUSE IN THE HEART OF THE VILLAGE OF WHITCHURCH. CURRENTLY A RESIDENTIAL FAMILY HOME WITH A DETACHED STONE 'PARTY BARN', SWIMMING POOL, DOUBLE GARAGE AND IN EXCESS OF HALF AN ACRE OF ENCLOSED GARDENS. POTENTIAL TO RUN IT AS A LARGE HOLIDAY LET ENTERPRISE (STP)

- Seven bedrooms, 4 reception rooms and 5 bathrooms •
- Grade II listed with period features throughout •
- 3573 sq ft of accommodation over 3 floors •
- Could be a fabulous large holiday let enterprise (STP) •
- Beautiful gardens measuring approximately 0.6 of an acre •
- Enclosed heated swimming pool •
- Stone 'party' barn with potential for conversion (STP) •
- Detached double garage and ample off-road parking •
- Within walking distance of all the amenities Whitchurch has to offer •

DISTANCES FROM BROOKSIDE

Goodrich 2.4 miles • Monmouth 4.6 miles • Ross-on-Wye 8.6 miles
Hereford 16.3 miles • Gloucester 24.5 miles • Cheltenham 31.8 miles
Bristol 49.6 miles • London 137.1 miles
Hereford Train Station 16.8 miles • Gloucester Train Station 24.4 miles
Cardiff Airport 54.9 miles • Bristol Airport 55.1 miles
Birmingham Airport 74.2 miles

(all distances are approximate)

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



LOCATION & SITUATION

Whitchurch is a popular village in Herefordshire situated on the A40, connecting nearby Ross-on-Wye to the Welsh town of Monmouth. It is located near Symonds Yat and the Doward hills, so the village is popular with tourists. There are many tourist attractions in the area including Wye Valley Butterfly Zoo, The aMazing Hedge Puzzle, Goodrich Castle, Canoe The Wye, Wye Adventures and many more.

Amenities in Whitchurch village include Woods of Whitchurch shop and café, The Crown public house, Whitchurch Spice Tandoori Indian Restaurant and Takeaway, the Potting Shed restaurant and a Garage. The Old Court Hotel, restaurant and wedding venue is in nearby Symonds Yat. There are three golf courses within a 10 mile radius of Whitchurch. Monmouth Golf Club is just 4.5 miles away, the prestigious Rolls of Monmouth Golf Club 9.8 miles away and South Herefordshire Golf Club and driving range is just 10.1 miles away.

Goodrich is a popular, thriving village located between Monmouth and Ross on- Wye. It benefits from having two public houses, village hall with many activities, a community orchard, a community choir, tennis club, primary school and children's play area. Standing in open countryside above the River Wye, Goodrich Castle is one of the finest and best preserved of all English medieval castles.

Ross-on-Wye is a market town overlooking the Wye and within the Wye Valley Area of Outstanding Natural Beauty. It is known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, café's, restaurants, primary and secondary schools and leisure activities.

Just a few miles away is Monmouth which offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities

THE PROPERTY

Brookside is a remarkable example of a fine Georgian residence with all of the period features expected from a home of this era, such as high ceilings, spacious rooms, sash windows, some with secondary glazing, floor to ceiling bay windows and ornate fireplaces.

The accommodation is set over three floors with the main entrance hall complete with a high ceiling, black and white marble floor and a sweeping staircase. The entrance hall provides access to three bright and airy reception rooms, the kitchen and breakfast room.



The drawing room has an impressive floor to ceiling walk-in bay window and a beautiful marble fireplace with a wood burning stove.

Opposite the drawing room is a formal dining room that also has a beautiful curved walk-in bay window and a fireplace with fitted crockery display shelving either side.

At the rear of the ground floor is a snug formerly used as a ground floor bedroom complete with a fireplace, fitted bookshelves and French doors that open out to the side aspect. A few further steps down the corridor take you to a shower room.

Continue into the breakfast room and discover another fireplace and French doors opening out to the garden. Step through into the kitchen complete with space for a Range style cooker, washing machine, tumble dryer, fridge freezer, a dishwasher and a stainless steel sink near the window overlooking the garden. There are further fitted cupboards within the kitchen that wrap around a central space for table and chairs. A small utility area in the corner of the kitchen has a Belfast sink and houses the boiler.

The staircase leads up to a light and airy landing area with a large sash window complete with secondary glazing overlooking the stone barn and garden. Just off the landing is a generous double bedroom, a separate cloakroom and a bathroom with a 5 piece suite to include a WC, wash hand basin, bidet, bath and shower.

The staircase continues up to three further double bedrooms with one having en-suite facilities. The staircase continues to wind up to the second floor where three further double bedrooms can be found, two having steps down to en-suite facilities.

OUTSIDE

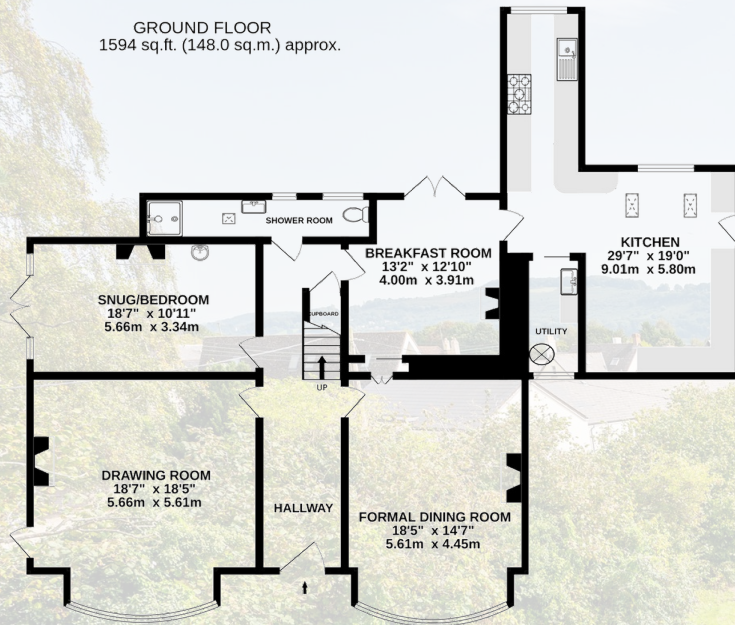
A pedestrian gate opens onto a pathway set between low maintenance front gardens. Electric gates open onto a driveway proving ample off-road parking for many vehicles. This in turn leads to a detached double garage. Opposite the double garage is a detached stone 'party' barn divided into an entertaining space and a workshop. Although this is currently a wonderful space for entertaining friends, family and guests there could be potential to convert this into holiday or ancillary accommodation subject to gaining any necessary planning consents required. The barn is currently single storey but once had a first floor above the workshop.

The rest of the garden is mainly laid to lawn with stone walling and mature trees forming the main boundaries and also provides privacy from neighbouring properties. There are fruiting trees and various areas for al-fresco dining. The gardens and grounds at Brookside amount to approximately 0.6 of an acre. Within the grounds is a heated swimming pool which is a great addition to the property particularly for those who wish to explore the avenue of offering Bed and Breakfast services or letting the property out as a large family holiday let (STP).



FLOORPLAN

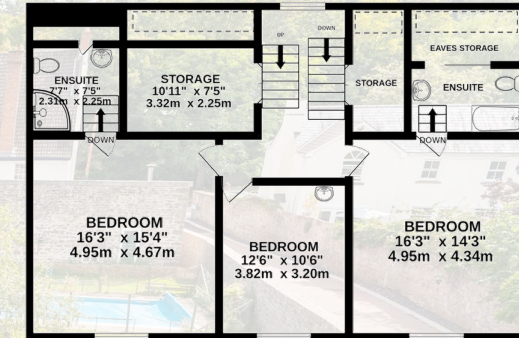
GROUND FLOOR
1594 sq.ft. (148.0 sq.m.) approx.



1ST FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



2ND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.

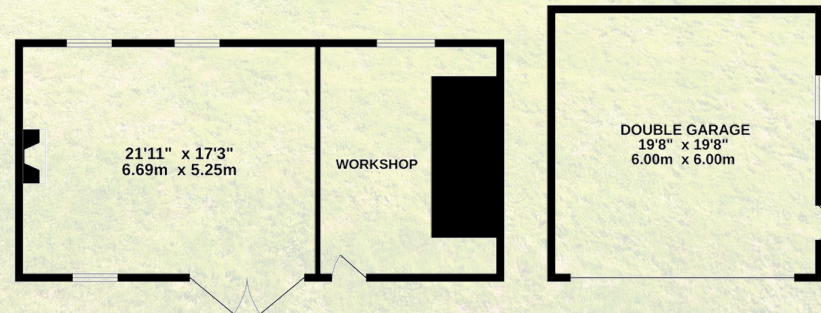


BROOKSIDE, WHITCHURCH, ROSS ON WYE, HR9 6DJ

TOTAL FLOOR AREA : 3753 sq.ft. (348.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and mains drainage.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Herefordshire County Council. Telephone 01432 260000

Viewings: Strictly by appointment with the selling agents

Directions: From Ross-on-Wye join the A40 heading towards Monmouth. Exit left when you see the signpost for Whitchurch and Symonds Yat. At the roundabout take the second exit, cross the bridge and turn into Whitchurch. Turn left again and continue past Woods of Whitchurch and the property can be found on the right.

From Monmouth join the A40 heading towards Ross-on-Wye. Exit left when you see the signpost for Whitchurch and Symonds Yat. Turn left and continue past the entrance to Woods of Whitchurch and the property can be found on the right.

Postcode: HR9 6DJ



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