



THE OLD COACH HOUSE

GOODRICH | ROSS-ON-WYE



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THE OLD COACH HOUSE IS A DELIGHTFUL PROPERTY THAT HAS BEEN BEAUTIFULLY RENOVATED THROUGHOUT TO PROVIDE UNIQUE ACCOMMODATION WITHIN THE POPULAR VILLAGE OF GOODRICH. IT HAS THREE BEDROOMS, TWO BATHROOMS AND AN ABUNDANCE OF CHARACTER AND CHARM. THE PROPERTY IS WITHIN A SHORT DRIVE OF THE HISTORIC MARKET TOWNS OF ROSS-ON-WYE AND MONMOUTH WHILST ALSO BEING ON THE CUSP OF THE A40 OFFERING SUPERB ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Unique three bedroom detached former coach house •
- Glorious, bright and airy kitchen and dining room •
- Ground floor bedroom and family bathroom •
- Principal bedroom with superb ensuite bathroom •
- Original character features on show throughout •
- Off-road parking available for multiple vehicles with electric car charging point •
- Within walking distance of all the amenities Goodrich has to offer •

DISTANCES FROM THE OLD COACH HOUSE

Ross-on-Wye 4.9 miles • Monmouth 5.8 miles • Hereford 16.7 miles
Gloucester 23.2 miles • Newport 30.1 miles • Cheltenham 30.5 miles
Cardiff 41.0 miles • Bristol 50.9 miles • London 126.0 miles
Lydney Train Station 14.3 miles • Hereford Train Station 16.9 miles
Gloucester Train Station 23.1 miles • Bristol Airport 55.6 miles
Cardiff Airport 56.1 miles • Birmingham Airport 71.7 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

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, cafes, restaurants, primary and secondary schools and leisure activities.

Monmouth, located just 5.8 miles from The Old Coach House boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also 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

Dating back to the 1850's, The Old Coach House has undergone complete renovation in recent years which has transformed the former Coach House into a charming, three bedroom home distinction.

Enter the property through the beautiful glass door which is surrounded by a floor to ceiling feature window and into the entrance hall where you can fully appreciate the character and charm this property has to offer.

The open-plan kitchen and dining room has been well appointed with dark green base and wall units, oak worktops, a Belfast sink with Victorian style mixer tap and an integrated oven and hob. There is space for a fridge freezer, dishwasher and ample room for a family sized table and chairs. The convenient utility/boot room has fitted cream units with oak worktops. There is space for a washing machine and tumble dryer and an external door opens out to the rear parking area.

A door from the kitchen reveals the cosy sitting room where floor to ceiling windows allow light to flood into the space.

Completing the ground floor is a double bedroom and family bathroom. The bedroom could also be used as a study/office space and benefits from exposed beams and dual aspect windows. The family bathroom comprises of a walk in shower, bath, w.c and wash hand basin. Half height panelling is a beautiful, decorative feature in this room and the mosaic floor tiles provide a modern yet traditional feel.

Stairs from the kitchen and dining room lead you up to the first floor accommodation. The principal bedroom has a vaulted ceiling with exposed beams and a variety of windows including Velux making it very bright and airy. Step down to the superb en-suite bathroom which has a freestanding bath, w.c and wash hand basin.

From the landing, steps lead down to the third bedroom which also benefits from a vaulted ceiling, exposed beams and a Velux window.



OUTSIDE

The Old Coach House has ample off-road parking for numerous vehicles.

A large original brick and cobble courtyard can be found to the front aspect which provides an excellent seating area flanked by stone walling.

The rear aspect provides a private entrance via a five bar gate offering ample off-road parking. There is an electric car charging point already fitted and a clad container which provides an excellent storage facility. The rear garden has been made fully dog proof which also offers great security.

KEY INFORMATION

Agents notes: There is a covenant on the rear garden that is due to expire in March 2024. This prevents the ability to build/have a permanent structure on this land.

Services: The property benefits from mains water, electricity, drainage and oil fired central heating.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Herefordshire County Council. Telephone 01432 260000


Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Sale Method: The property is offered for sale by Private Treaty.

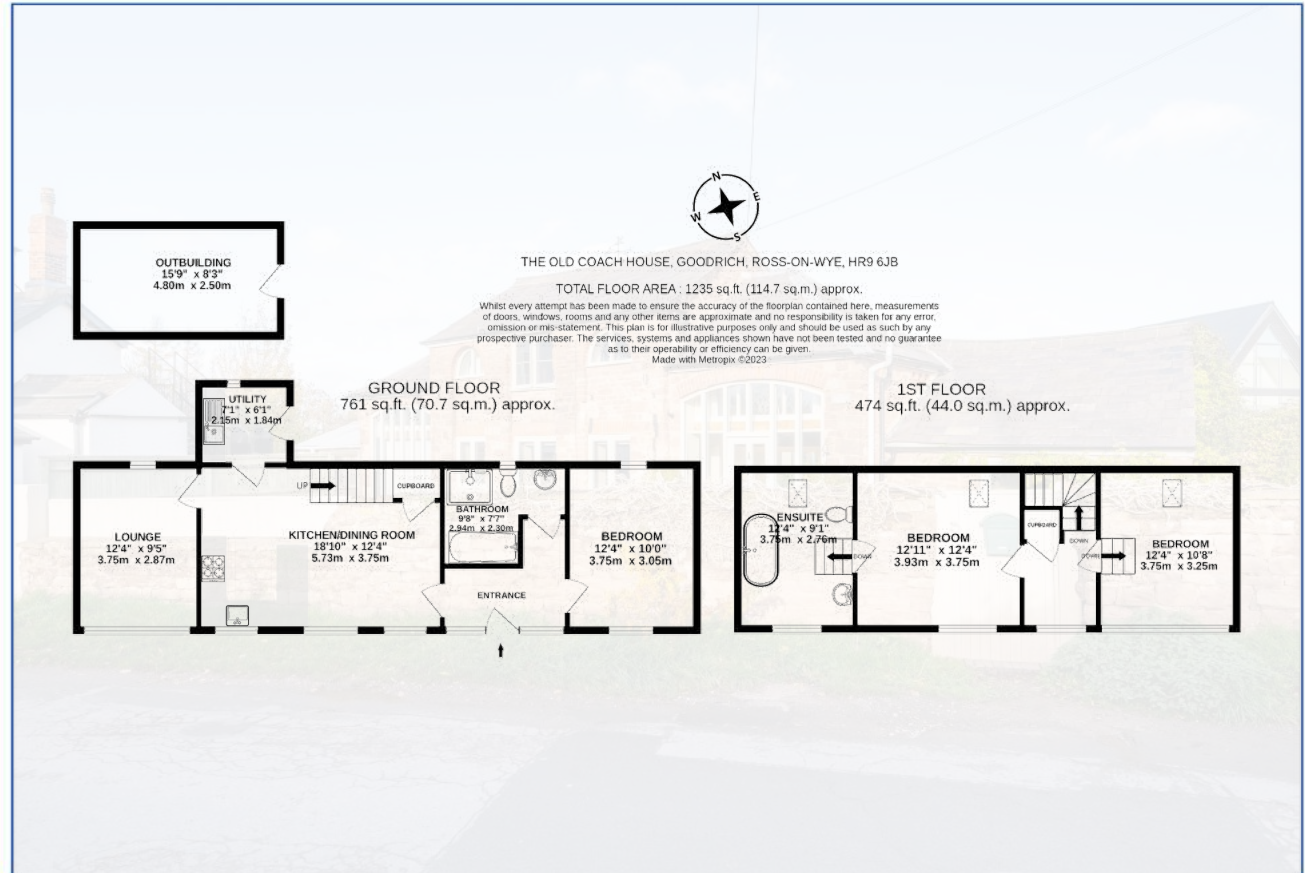
Directions: From Ross-on-Wye join the A40 heading towards Monmouth. Continue past the exit signposted Goodrich Castle. Take the next exit signposted Goodrich. Stay on this lane, passing the Cross Keys Inn and the property will be found shortly after on your left.

From Monmouth join the A40 heading towards Ross-on-Wye. Exit left when you see the signpost for Goodrich. Follow the road around to the right and cross over the dual carriage way bridge. At the Cross Keys Inn turn left and the property will be found shortly after on your left

Viewings: Strictly by appointment with Powells – 01600 714140

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



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