

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A CHARMING PERIOD PROPERTY, BEAUTIFULLY RENOVATED TO PROVIDE GENEROUS ACCOMMODATION.
EXTENSIVE GARDENS OVERLOOKED BY HISTORIC GOODRICH CASTLE. WELL REGARDED VILLAGE LOCATION.
EPC E**

Mill House - Guide Price £765,000

Walford, , Ross-On-Wye, Herefordshire, HR9 5QS

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Mill House

Location & Description

The thriving village of Walford lies alongside the Ross to Lydbrook Road, the village extending from Coughton in the north to Kerne Bridge in the South, the dominant landmark of Goodrich Castle, dramatically perched on its rocky red cliff a little to the west. Facilities within the village include an excellent pub, The Mill Race, an excellent primary school, village hall, and the Church of Saint Michael and All Angels. Parts of the nave are Norman, the remainder being mostly 13th Century. Not far away is the striking black and white house known as Upper Wythl, also known for its vineyard and wine! For those wanting the attractions offered by the flowing River Wye, it passes serenely close by.

Property Description

Mill House is situated on the edge of the village of Walford with views across the glorious rolling countryside and up towards the historically significant Goodrich Castle. Constructed in the mid 1700's and having been carefully renovated to a very high standard this most attractive stone built house has been sympathetically extended to create the fabulous home one sees today, whilst retaining character period features such as sash windows, exposed beams and beautiful flagstone flooring.

The substantial main door opens into the generous reception hall with a range of most attractive storage units. From here a hallway with stunning flagstone flooring leads to the impressive kitchen breakfast room. Fitted with a range of bespoke wall and floor mounted units, incorporating built in Neff appliances and a four oven Aga, this space is truly the heart of the home. The breakfast area also has a feature flagstone floor, and with a wood burning stove recessed into the fireplace, it makes a welcoming dining area. Accessed directly from the entrance hallway is the well equipped utility room and cloaks and w.c.

With sash window overlooking the beautiful rear garden is the drawing room painted in Farrow & Ball Inchyra, with stone fireplace and inset wood burning stove. A range of glazed and shelved bookcases add to the ambience of this room. Steps lead from here to a further snug/sitting room currently used as a playroom again with a window overlooking the gardens.

Accessed also from the main hallway is the office/study, a former, and cleverly converted, cellar with a wooden staircase giving access to a skylight enabling natural light admittance.

To the first floor is the master bedroom with an exposed vaulted ceiling, and an en-suite shower room with Burlington Shower. There are three further bedrooms, all of generous proportions together with a recently refurbished family shower room with Mandarin Stone marble tiling.

Accessed from the house, via a most attractive, canopied porch, are the south facing gardens. An extensive lawned area, with a fabulous pergola covered in a mature wisteria, and a selection of raised vegetable beds and fruit trees, sit to the rear of the house. There is also a large decked, entertaining area, providing an ideal spot to eat al fresco, overlooked by the majestic Goodrich Castle. With a double garage, a large, paved circulation area with a central Mill stone feature, and several additional storage sheds Mill House offers the opportunity to purchase a stunning period house, in a well regarded village location. For those who are interested, we strongly recommend an early internal viewing.

Entrance Hall 5.32m (17ft 2in) x 2.97m (9ft 7in)

Windows to front elevation making a light and welcoming area. Wooden flooring. Range of most useful storage cupboards. Radiator. Door to





Cloaks & W.C

White suite comprising w.c. and wash hand basin. Part tiled walls. Attractive tiled floor. Window to rear elevation. Radiator.

Utility Room 3.25m (10ft 6in) x 2.92m (9ft 5in)

Range of floor and wall mounted Shaker style units. Space for washing machine and dryer. Oak effect flooring. Fireboard Oil fired boiler. Sink. Door to exterior.

Hall

Flagstone flooring. Stairs leading to first floor. Door and wooden stairs to office/study. Door to exterior. Door to kitchen

Office/Study 3.77m (12ft 2in) x 3.04m (9ft 10in)

Wooden stairs to glazed skylight which opens directly into the garden. Halogen spotlights. Radiator. Carpet

Kitchen/Dining Area 8.47m (27ft 4in) x 4.54m (14ft 8in)

A stunning room with bespoke fitted Neptune kitchen with range of floor and wall mounted units. Granite worksurfaces. Wine racking. Integrated Neff oven, and dishwasher. Four oven Aga. Sash window overlooking garden. Amtico Oak effect flooring. Beamed ceiling with halogen spotlights and ample power points. Dining area. Most attractive flagstone flooring. Windows to front elevation. Fireplace with inset wood burning stove.

Sitting Room 5.40m (17ft 5in) x 4.26m (13ft 9in)

A beautiful room full of character. Feature stone fireplace with inset wood burning stove. Sash window overlooking garden. Range of most attractive built in glazed bookcases. Radiators. Carpet. Steps down to

Snug/Playroom 5.47m (17ft 8in) x 3.41m (11ft)

Again an attractive room with two windows overlooking rear garden. Radiator. Carpet.

Galleried Landing

Master Bedroom 4.73m (15ft 3in) x 4.00m (12ft 11in)

Exposed beamed vaulted ceiling. Window to both rear and side elevation. Radiator. Carpet. Door to En-suite shower room with large glazed and tiled shower. Wash hand basin. W.C. Most useful range of built in storage spaces. Part tiled walls. Tiled floor with underfloor heating. Heated towel rail. Exposed beam to ceiling.

Bedroom Two 4.31m (13ft 11in) x 3.25m (10ft 6in)

Windows to side and front elevation. Range of bespoke built in wardrobes. Radiator. Carpet. Beams to ceiling.

Bedroom Three 4.31m (13ft 11in) x 3.56m (11ft 6in)

Window overlooking garden. Radiator. Carpet.

Bedroom Four 2.84m (9ft 2in) x 2.73m (8ft 10in)

Window to rear elevation overlooking garden. Most useful built in storage cupboard. Radiator. Carpet.

Family Shower Room

White pedestal wash hand basin, and w.c. Large walk in shower with Mandarin Stone marble tiled shower. Wood effect flooring. Radiator. Window to side elevation.

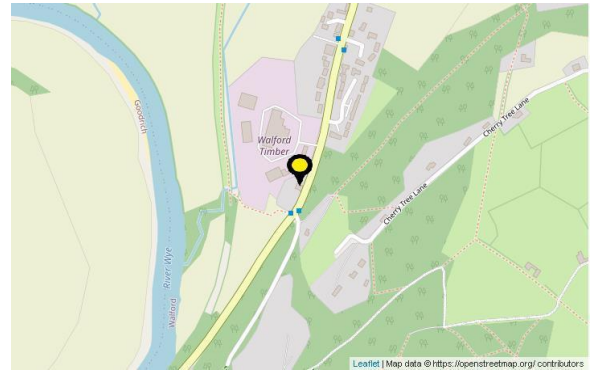
Outside

Double electric gates open to the large circulation area around attractive central stone Millstone. Double garage 19' x 19' with double electrically operated doors and fitted with an alarm. A further recessed 9' x 6'4" area provides added space for ride on mowers etc, with double opening doors giving direct access to the garden. Adjacent to the garage is a most useful 8' x 6' bike store. Power and lighting. Raised, decked, entertaining area. Large lawned garden. Range of vegetable beds and fruit trees.



Directions

From the stone built Market House in Ross-on-Wye take the B4234 towards Walford. On entering the village of Walford, pass the Mill Race Inn on your right hand side and shortly after Walford Timber Merchants, Mill House will be found on the right hand side.



Services

We have been advised that mains water, and electricity are connected to the property. Oil fired central heating. Private Drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E.



1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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