

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DETACHED PROPERTY ON A SMALL DEVELOPMENT WITH TWO LARGE METAL FRAMED BARNs, SIX STABLES AND APPROX. THREE ACRES OF PADDOCKS. EPC C

1 Coughton Brook Close - £600,000 Guide Price

Pontshill, Ross-on-wye, Herefordshire, HR9 5WF

4 3 2



1 Coughton Brook Close

Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Property Description

Situated in the small village of Pontshill, some 3 miles from the market and tourist town of Ross-on-Wye one finds the small rural development of Coughton Brook. Number 1 is positioned at the far end of the development. The house itself comprises a spacious detached house, with a 29' sitting room, kitchen/breakfast room and a separate dining room and conservatory. To the first floor are four bedrooms and a family bathroom, the main bedroom having the benefit of an en-suite shower room. There are also three garages.

What makes this house truly unique is what extends behind! Here one finds a wealth of outbuildings and stables together with approximately three acres of paddocks. The outbuildings include two metal framed barns, one open fronted storage barn, the other a workshop with two floors, together with an additional barn divided into six stables and a tack room. The ground extends to approximately three acres and consists of four fenced paddocks. Access to these is gained via two entrances either from the yard adjacent the barns and stables or via a further gateway accessed from the vehicular entrance road.

To the front of the house is a large area of parking and three garages, whilst to the rear is a small enclosed concrete courtyard accessed from the conservatory.

Entrance Porch

Enclosed timber entrance porch leads into entrance hall with stairs to first floor and doors to

Kitchen/Breakfast Room 4.80m (15ft 6in) x 4.11m (13ft 3in)

Fitted with a range of Oak Shaker style floor and wall mounted units. Range Master cooker with extractor hood over and integrated fridge freezer. Tiled floor.

Dining Room 3.72m (12ft) x 3.35m (10ft 10in)

Window to front elevation. Carpet

Sitting Room 9.04m (29ft 2in) x 4.62m (14ft 11in)

A lovely light room with windows to three elevations and double opening doors into conservatory. Feature fireplace with inset wood burning stove. Carpet

Utility Room

With door to external porch, door to garage and door to hall with further door to garage.





Cloaks

Ground floor cloaks and w.c.

Stairs to first floor

Landing with doors to bedrooms and linen cupboard.

Bedroom One 5.11m (16ft 6in) x 3.38m (10ft 11in)

Window overlooking the rear. Range of built in wardrobes. Door to en suite bath and shower room and w.c.

Bedroom Two 3.85m (12ft 5in) x 3.72m (12ft)

Window to front elevation. Built in wardrobe.

Bedroom Three 4.06m (13ft 1in) x 3.30m (10ft 8in)

Window to rear elevation. Built in wardrobe.

Bedroom Four 2.76m (8ft 11in) x 2.53m (8ft 2in)

Window to rear elevation

Family Bathroom

Suite comprising panelled bath, separate shower, hand basin and w.c.

Outside

There is an attached single garage with a double garage alongside and a generous parking area. To the rear is a courtyard accessed from the conservatory together with a large barn, six stables and an open fronted barn. The ground in total extends to approx. 3 acres.

Agents Notes

It is a condition that the outbuildings can not be used for commercial use.

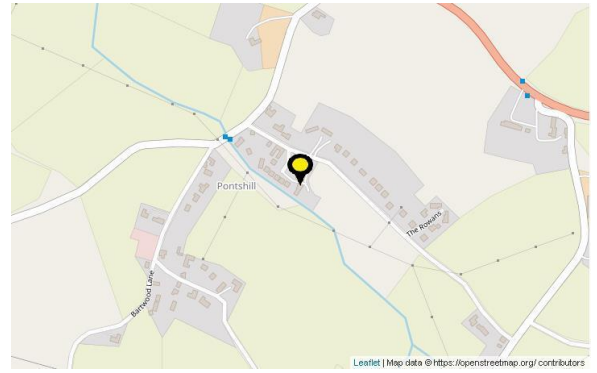
A "Claw Back" or Overage Clause will be added to the sale document. This clause will effectively say that should a future purchaser gain planning consent on any of the paddocks for the next 20 years, then the vendors would require payment of 20% of the enhanced value. The precise wording of this clause will be made available to the potential purchaser.

The private drainage treatment plant for the whole development is situated at the rear of the property.



Directions

Take the A40 from Ross towards Gloucester, passing through the village of Weston-under Penyard. On reaching Ryford turn right signed Pontshill. Take the first left into Woodview. The entrance into Coughton Brook Close will be seen on the right, with number 1 being located at the far end of the close.



Services

We have been advised that mains water, gas and electricity are connected to the property. Shared Private Treatment Plant. 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

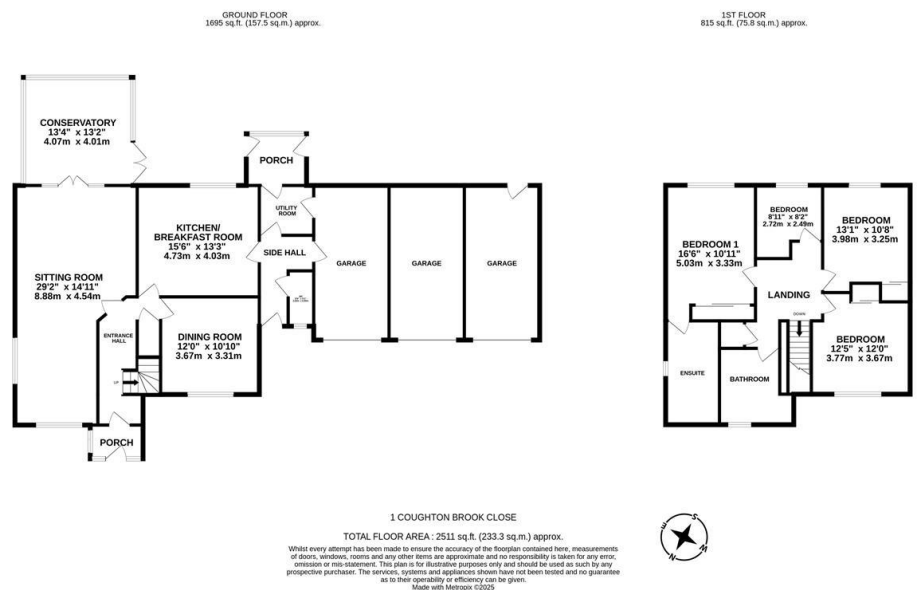
Council Tax

COUNCIL TAX BAND "F"

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 C



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



Ross-on-Wee Office

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