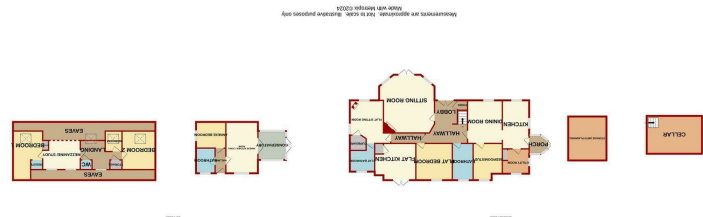
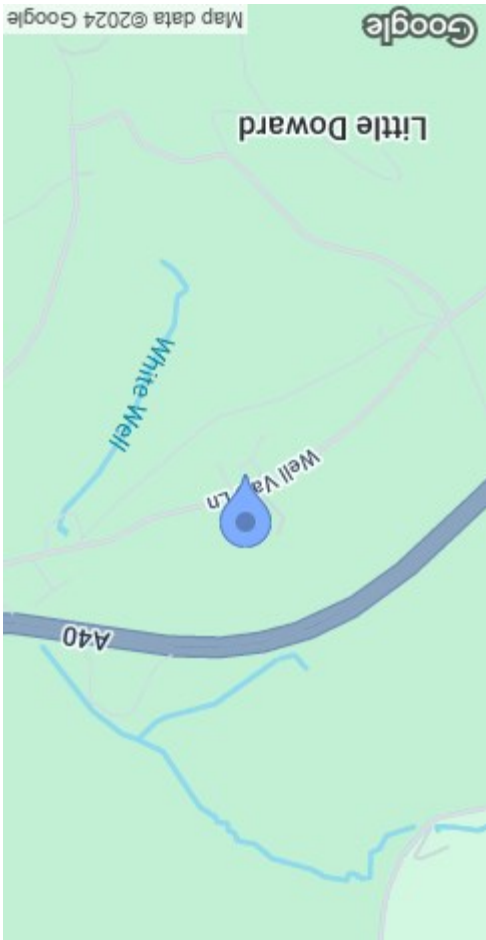




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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environment Impact (CO ₂) Rating
 A 92-100 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20	 A 1-10 B 11-20 C 21-30 D 31-40 E 41-50 F 51-60 G 61-70



Calcott
 Whitchurch, Ross-On-Wye HR9 6DW

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £775,000

The Popular village of Whitchurch is located between Monmouth and Ross-on-Wye and offers amenities to include pubs, hotel and village school.

There are excellent schools close by including the Haberdashers public schools in Monmouth and the Cathedral school in Hereford alongside highly regarded comprehensive schools in Monmouth and Ross-on-Wye.

This area of border countryside has an extensive range of recreational opportunities which include golf courses at Ross-on-Wye and Monmouth, racecourses at Chepstow and Cheltenham, watersports on the River Wye (less than a mile away), excellent tennis and cricket facilities at Goodrich and glorious walks and rides through the surrounding countryside and the nearby Forest of Dean.



MAIN HOUSE

Entrance Porch

8'10 x 4'11 (2.69m x 1.50m)

Double doors and Mandarin stone floor, with single glazed windows on three sides. Built-in cupboards and a hardwood glazed door lead into:

Kitchen

14'11 x 7'09 (4.55m x 2.36m)

Featuring a Mandarin stone floor, bespoke base and wall units with stone features, and tiled worktops. Includes a Bosch oven with grill, plumbing for a dishwasher, and a one-and-a-half bowl drainer sink with mixer tap above, double glazed window to the front and side aspect.

Utility Room

9'04 x 4'09 (2.84m x 1.45m)

Double glazed windows to rear and side, tiled flooring, wall-mounted Worcester combination boiler, bespoke fitted units, built-in larder, plumbing for a washing machine, and space for a tumble dryer.

Dining Room

13'06 x 9'11 (4.11m x 3.02m)

Bay double glazed window to front, LED spotlights, oak flooring, and wood-paneled door.

Study/Bedroom 4

10'02 x 8'03 (3.10m x 2.51m)

Double glazed window to rear, recessed LED spotlights, and pine flooring.

Entrance Hall

14'08 x 11'10 (4.47m x 3.61m)

Door to bathroom, door to stairwell down to cellar, door in to flat, front door and door in to sitting room.

Bathroom

10'01 x 6'08 (3.07m x 2.03m)

Wet room with Mandarin stone floor and walls, low-level WC, bath with Mandarin stone panel, wash hand basin with fitted mirror, double glazed window to rear, and LED spotlights.

Sitting Room

20'09 x 15'10 (6.32m x 4.83m)

A stunning room with part vaulted ceiling, viewing gallery above, double doors to the garden, bespoke floor-to-ceiling double glazed windows, stone fireplace with wood burning stove, inset ceiling spotlights.

Cellar

19'03 x 13'04 (5.87m x 4.06m)

Useful storage space with potential to convert in to further accommodation if required.

From the entrance hall stairs lead to the first floor landing.

Landing

Pine flooring, Velux window, eaves storage, airing cupboard, panelled door to:

Separate WC

Mandarin tiles, wash hand basin, WC, mirror and light.

Viewing Gallery/Study Area

13'02 x 12'00 (4.01m x 3.66m)

fitted wall lights, Velux window, exposed stone pillars door to:

Bedroom 1

15'00 x 13'03 (4.57m x 4.04m)

Velux window, fitted wall lights, fitted wardrobe. Door to:

En-Suite

4'04 x 3'06 (1.32m x 1.07m)

Velux window, access to eaves, low level WC, wash hand basin with vanity unit.

Bedroom 2

14'10 x 12'01 (4.52m x 3.68m)

Two large Velux windows, fitted wall lights, radiator.

Bedroom 3

7'11 x 6'07 (2.41m x 2.01m)

Eaves storage, Velux window.

THE FLAT

Part of the main house is a one bedroom flat which has been used to generate a steady rental income. Originally part of the accommodation to the main house, the flat offers the flexibility of multi generational living, a secondary income or being put back to primary accommodation with the main house.

Hall

Doors to Bedroom, Living Room and Kitchen.

Kitchen

11'09 x 10'02 (3.58m x 3.10m)

Range of base, wall and drawer mounted units, rolled edge worktops, four ring gas hob with electric oven below and cooker hood above. Single bowl, single drainer sink unit. Space for fridge, space and plumbing for washing machine, door to:

Lounge

13'08 x 11'11 (4.17m x 3.63m)

Wooden flooring, front and side aspect double glazed windows, feature woodburner, door to:

Bathroom

8'01 x 7'06 (2.46m x 2.29m)

White suite comprising, panelled bath with shower over enclosed by tiling, low level wc, pedestal wash hand basin, rear aspect double glazed window.

Bedroom

10'02 x 9'10 (3.10m x 3.00m)

Wooden flooring, inset LED spotlights, rear aspect double glazed window.

OUTSIDE

The property is accessed via double gates in to a spacious parking and turning area. From here there is a track which runs along the front perimeter of the property providing great access to all of the gardens, there are also steps which lead down to the main house, a path which leads to the kitchen door of the flat and finally a path to the entrance of the detached annexe/holiday let.

CALCOTT ANNEXE

Currently ran as a successful holiday let through Sykes Cottages. Historically used as an annexe for a dependent relative, the annexe suits a variety of needs and uses.

Entrance Hall

8'04 x 4'01 (2.54m x 1.24m)

Mandarin stone floor, modern oak doors, access to loft space.

Open plan Kitchen / Living / Dining Room

Kitchen area: Range of base, wall and draw mounted units, integrated oven, four ring electric hob, cooker hood, single bowl and single drainer sink unit with mixer tap above,