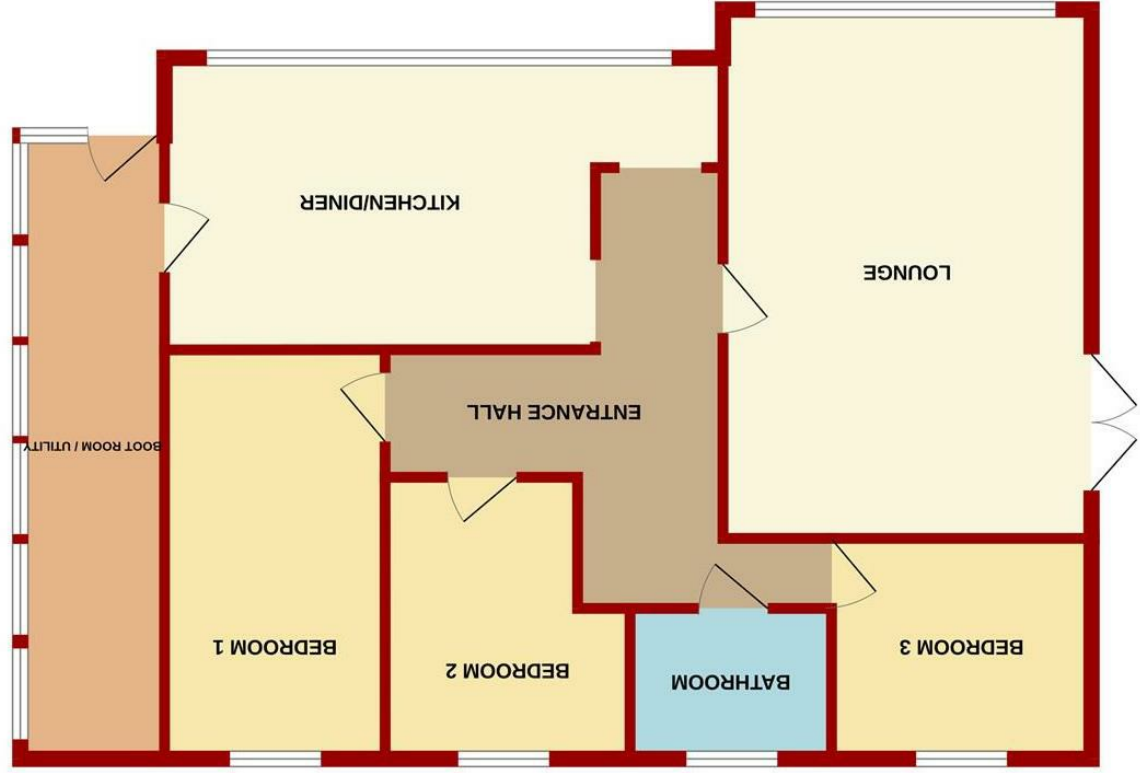
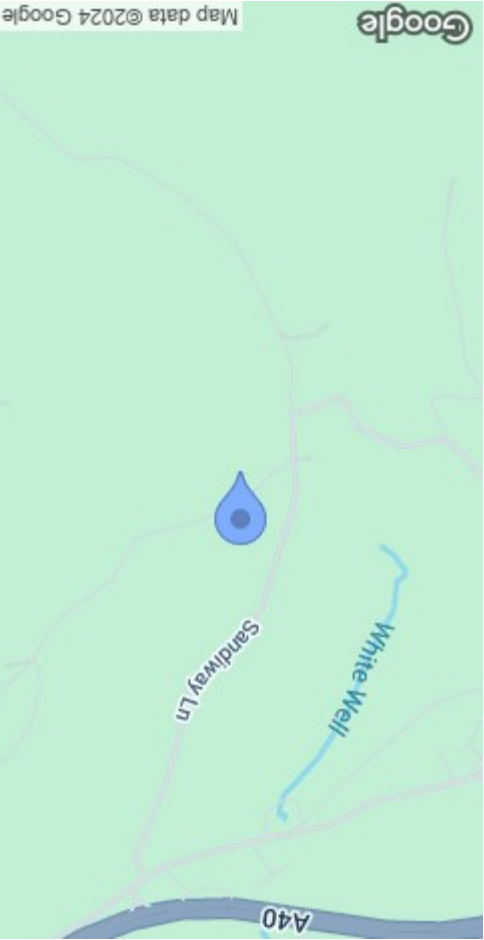




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (102-110 g/kWh) Yellow-Green C (110-120 g/kWh) Yellow D (120-130 g/kWh) Orange E (130-140 g/kWh) Red-Orange F (140-150 g/kWh) Red G (150-160 g/kWh) Dark Red



GROUND FLOOR



Rockleach The Doward
 Whitchurch, Ross-On-Wye HR9 6DU

£630,000

CHARMING DETACHED THREE-BEDROOM BUNGALOW, SET WITHIN 11 ACRES OF PICTURESQUE PASTURE AND WOODLAND. THE PROPERTY INCLUDES STABLES AND A BARN, MAKING IT IDEAL FOR EQUESTRIAN OR RURAL LIVING. WITH STUNNING VIEWS OF THE SURROUNDING COUNTRYSIDE FROM BOTH THE KITCHEN AND LIVING ROOM, THIS HOME OFFERS A PEACEFUL AND SCENIC RETREAT.

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, water sports 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.



Property is accessed via steps which lead up to a cupboard area which has a UPVC door that gives access into:

UTILITY/ BOOT ROOM

26'08 x 6'07 (8.13m x 2.01m)

Side aspect UPVC double glazed windows, space and plumbing for a washing machine and tumble drier, plenty of storage space, ample room for boots and coats, newly fitted roof, UPVC door through to:

KITCHEN/ DINER

15'07 x 17'00 (4.75m x 5.18m)

Working progress with structural changes that have taken place to enlarge the space and to create a lovely aspect to the dining area which looks out to the view.

The kitchen has a range of base, wall and drawer mounted units but could benefit from renovation/ replacement.

Opening gives access into:

INNER HALLWAY

Inner hallway has doors giving access into all rooms.

LOUNGE

15'11 x 24'04 (4.85m x 7.42m)

Feature stone fireplace, radiator, power points, TV point, front aspect double glazed UPVC window looking out over the far reaching views, side aspect double glazed UPVC double doors out to a patio area.

BEDROOM ONE

9'08 x 14'11 (2.95m x 4.55m)

Rear aspect double glazed UPVC window with woodland views, radiator, power points.

BEDROOM TWO

9'04 x 11'07 (2.84m x 3.53m)

Fitted wardrobe, rear aspect double glazed UPVC window with woodland views, radiator, power points.

BEDROOM THREE

8'02 x 9'11 (2.49m x 3.02m)

Rear aspect double glazed UPVC window with woodland views, radiator, power points.

BATHROOM

8'06 x 6'04 (2.59m x 1.93m)

Refitted to have a 'P' shaped bath with shower attachment above, vanity wash hand basin, W.C. space and plumbing for a washing machine, two rear aspect double glazed UPVC frosted windows, tiled flooring and part tiled walls.

OUTSIDE

The property is approached via a quiet lane which gives access onto the driveway with a large parking area. As you proceed towards the driveway you will find a chicken run on your left hand side and straight ahead is a large open barn which is useful for agricultural storage or has got scope for potential future redevelopment.

A path to the right leads up to the woodland which is a total of five acres that stretches up behind the house and is on a gradient. There is a path to walk all the way around it and is a mixture of trees and during Springtime there are lots of Bluebells and wild garlic.

There is a further workshop/ storage area underneath the property and steps which lead up to the bungalow.

There are six acres of paddock with a stable block and water near. This gently slopes and you can enjoy fantastic views out from the elevated position.

SERVICES

Mains Water, Mains Electricity, Septic Tank, Oil Heating.

WATER RATES

Welsh Water - Rates TBC

LOCAL AUTHORITY

Herefordshire Council - Tax Band E

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

what3words/// conjured.newlywed.loudly

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

