



Queenstone, Goodrich
Ross-on-Wye, Herefordshire, HR9 6JD



MORRIS
BRICKNELL





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Guide:
£675,000

Extra-Large Four Bedroom Bungalow with Generous Room Sizes

Elevated, Far Reaching Views Across River Wye and Countryside

Approaching 4000 Sq. Ft of Accommodation (Including Garage Areas)

Situated on the Outskirts of the Well Served Village of Goodrich

Fantastic Sun Room Enabling Full Enjoyment of the Terrific Location

Terraced Garden with Seating Area, Lawn & Greenhouse

Double Garage, 20' Workshop & Large Tarmac Driveway

Queenstone is located on the outskirts of the well regarded village of Goodrich, some 5 miles south west of the market and tourist town of Ross-on-Wye. The historic town of Monmouth lies some 6 miles to the south west, with the A40 dual carriageway linking these two towns enabling fast access to the nations motorway network.

The village itself, offers a primary school, two pubs, church, village hall and an excellent community spirit, whilst nearby Whitchurch offers an outstanding local shop, pubs, church, village school, and village hall.

Situated in an elevated position with an enviable outlook across the River Wye towards Coppett Hill beyond, Queenstone offers most spacious accommodation with immense potential for any new owner. With two generously proportioned reception rooms, together with a separate dining room, kitchen/utility with oil fired Aga, study, four bedrooms, and three bathrooms, the bungalow offers the potential to provide for separate living.



The fully glazed sun room with double doors opening out onto the patio/seating areas offers spectacular views across the River Wye and beyond. The gardens to the rear are terraced, providing flower beds and a lawned area to the bottom. Planted with a wide variety of shrubs and bulbs the gardens are well established, and provide a lovely spot to sit and enjoy the glorious views across the fields towards the archaeologically significant Queen Stone, which stands at approx. 7ft and is believed to date from the Bronze Age.

With the benefit of a greenhouse and space many hours could easily be spent creating a true haven!

To the front of the property is a large drive with parking for numerous vehicles, together with a double garage, 20' workshop and store room.

Directions: Leave the A40 dual carriageway in Whitchurch following the signs for Goodrich, Symonds Yat (East) and Hereford by South Hereford Caravan Centre. After passing AJ Lowther on your right hand side, take the next turning left at the fork and proceed up this no through road. Queenstone is the third property on your right hand side.



BT Broadband Availability Speeds: Up to 900Mb
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains Water, Electricity and Drainage. Oil Fired Aga. Night Storage Heating.

Outgoings: 'F' Council Tax Band **EPC Rating:** 'E' (Full EPC Rating available)

To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

What3words: ///spell.milder.marketing

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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 364.2 sq. metres (3920.7 sq. feet)



01989 768320
info@morrisbricknell.com
www.morrisbricknell.com

30 Gloucester Road
Ross-on-Wye
HR9 5LE