



New Barn House, Goodrich
Ross-on-Wye, Herefordshire, HR9 6JB



**MORRIS
BRICKNELL**





New Barn House, Goodrich Ross-on-Wye, Herefordshire, HR9 6JB

Guide:
£745,000

Detached Grade II Listed Character Property with Many Period Features

Attached, One Bedroom Annexe Currently Bringing in Circa £20,000 Per Annum

Beautiful, Sunny 23' Kitchen/Dining Room Overlooking the Garden

Landscaped Gardens of Approximately 0.4 Acres

Summerhouse and Additional Stone Outbuilding with Front Veranda

20' Garage/Workshop and Converted Cellar for All Your Hobbies

Located on the edge of the well regarded village of Goodrich with primary school, village hall and castle, New Barn House is an impressive three story period home, located opposite the village pub, The Cross Keys.

The property offers versatile modern living accommodation whilst retaining many period features. The current owners have carried out renovation works to enable them to currently use the self contained one bedroom annexe, and second floor guest room for holiday accommodation via Airbnb, where they generate an income of approx. £20,000 p.a.

The welcoming entrance hall gives access to both a drawing room with large sash windows and feature fireplace, and a dining room/study which provides access to both the self-contained annexe as well as to the cellar, which is currently used as a hobby room.

To the rear of the property, overlooking the gardens, is the well appointed conservatory style 23' breakfast kitchen. With extensive glazing to two sides this is a fantastic living area taking advantage of the views across the garden and farmland beyond.

The impressive staircase leads to the first floor where there are two well proportioned bedrooms and family bathroom, whilst on the second floor is the recently renovated guest bedroom with en-suite shower room, together with an additional 13' bedroom.



To the front of the house is a small enclosed lawn, whilst to the rear the established gardens with mature trees, flower beds and raised pond, overlook adjacent farmland to Coppett Hill beyond. The 'Old Pig Pen' has been beautifully renovated to create an outdoor entertaining area, but could also be used as a studio/office if required (subject to relevant planning consent). With the benefit of a 14' summerhouse, a 20' garage together with gravelled parking area accessed via the adjacent lane, New Barn House offers potential to generate an income as well as being a charming family home.

For those concerned with strategic location and accessibility, the A40 dual carriageway is close by, with the M50 just a few minutes drive away. The market and tourist town of Ross-on-Wye is approx. 5 miles to the North-East, with the historic town of Monmouth some 6 miles to the south west.

Directions: Take the A40 Dual Carriageway from Wilton Roundabout heading west towards Monmouth. After passing through the 50mph zone at Pencraig, take the **second** exit signposted Goodrich and as you turn the corner and proceed up the hill, New Barn House is 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 are connected. Oil central heating.

Outgoings: 'G' Council Tax Band **EPC Rating:** 'F' (Grade II Listed)

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

What3words: [///happen.cent rally.above](https://www.what3words.com/#!/happen.cent rally.above)

Tenure: We are advised that the property is Freehold

Money Laundering Regulations: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

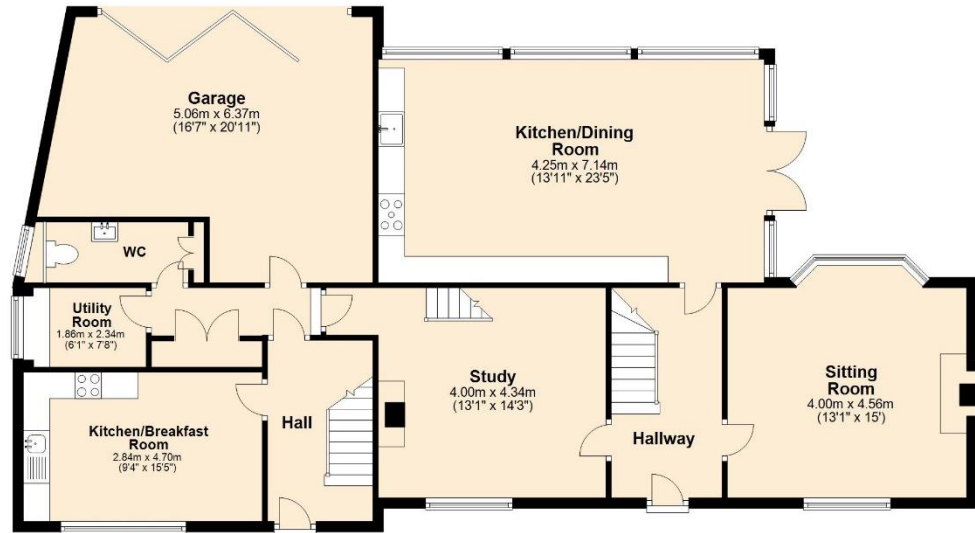
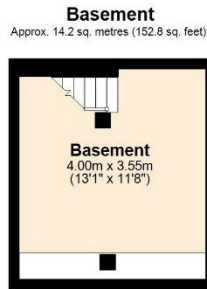


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

Ground Floor

Approx. 135.5 sq. metres (1458.2 sq. feet)



First Floor

Approx. 80.2 sq. metres (863.4 sq. feet)



Second Floor

Approx. 60.6 sq. metres (652.7 sq. feet)



Total area: approx. 290.5 sq. metres (3127.1 sq. feet)



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