



Castle View Lodge
Goodrich | Ross-on-Wye | Herefordshire | HR9 6JH

Castle View Lodge

Set within lush green surroundings overlooking stunning Herefordshire countryside and Goodrich Castle, this beautifully presented home offers the perfect balance of character and contemporary features, and boasts bright, spacious and tastefully presented accommodation throughout.

This wonderful property offers two reception rooms, an incredible open plan kitchen-dining room, home study, utility, cloak room and boot room to the ground floor, with four double bedrooms and two generous bathrooms to the first floor. The grounds amount to over half an acre, with a beautiful woodland backdrop, panoramic views to the front and a delightful, traditionally styled home pub!

Situated towards the top of Coppett Hill, a beloved local nature reserve cloaked in native woodland, the location is as scenic as you could wish for, with a variety of footpaths leading directly from the property and connecting to other footpaths across the area.

Symonds Yat and the Doward offer further opportunities for outdoor pursuits, and the village of Goodrich benefits from a highly regarded primary school, 2 pubs and a bus stop, as well as a village hall, tennis courts and a cricket club. Ross-on-Wye and Monmouth are roughly equidistant, offering additional options for schooling, recreation and shopping, with excellent access to road networks and regional hubs such as Cardiff, Cheltenham and Bristol.



STEP INSIDE

Castle View Lodge

You enter the property via the double height entrance hallway full of light from the galleried landing and the double corner windows which offer a beautiful front facing outlook. The attractive limestone floor tiles lead to the staircase and the ground floor W.C.

A door leads from the hallway into a beautiful dual aspect snug, with woodburning stove, door to a small boot room. Double glass doors lead into a private study, with bookcases and window to courtyard aspect.

The kitchen-dining room is instantly impressive, with engineered oak flooring, bi-fold doors which open up to the front patio and a window offering fabulous views towards Goodrich Castle.

The kitchen itself is a sleek, contemporary design, comprising integrated white units with granite worktops, a large central island with drawers, Rangemaster cooker, integrated double fridge freezers and dishwasher.

The dining area sits adjacent to the window and doors leading outside, with space for a large dining table, the perfect space for entertaining guests.

A second large reception room is accessed from the kitchen, with triple aspect windows, French doors leading outside and a wonderful view to the front.

From the kitchen, a utility room can be accessed, which has additional storage cupboards, worksurfaces and space for appliance. A stable door leads you outside to the courtyard area.

To the first floor, you have a galleried landing with a storage cupboard and a window facing towards Goodrich Castle and the surrounding views.

There are four double bedrooms to the first floor to include a wonderful principal bedroom with Juliette balcony and stunning views. Bedrooms two and three are spacious, with pleasant outlooks and built in storage for both, with bedroom four currently in use as a hobby room. There are two separate bathrooms, both beautifully finished.















STEP OUTSIDE

Castle View Lodge

The grounds of the property are a delight, completely surrounding the house with areas of manicured formal lawns, raised vegetable beds, a woodland backdrop and plenty of parking to the front.

You approach the property via a gated driveway with parking for several vehicles. There is also a detached car port with an integrated workshop-store room.

At the front of the house is a delightful patio area, offering the perfect spot to soak in those incredible far reaching views, which take in the iconic Goodrich Castle and the quintessential English countryside that surrounds it. To the front of the house is an area of level lawn, which then slopes downwards to a second gated parking area with space for two more vehicles.

Leading from the patio area to the side of the house is a sloped lawn, with beautifully planted flower beds that takes you up to a woodland pathway. This pathway then takes you across the rear boundary of the property, looking down on the house below, and leads to your very own home pub. The 'Winchester' was recently designed and built by the current owner, being of timber construction with double glazing and an incredible array of traditional style pub memorabilia, offering the ideal escape after work hours!

A set of steps leads down to an area dedicated to growing, with a greenhouse, raised vegetable beds, a gravelled path leading back behind the rear of the house and steps down to a lovely enclosed courtyard with built in cooking worktop and space for seating and a barbeque.

LOCATION

What3words: ///arranged.hidden.garlic







SELLER INSIGHT

"Castle View Lodge is a stunning property surrounded by the glorious Wye Valley. The present owners, Richard and Deb, say they viewed the property on a rainy April day, but were still overwhelmed by the beauty of the surroundings, the uninterrupted views to the horizon and the space and charm of the house. After the agent left, they sat for an hour and soaked up the tranquillity and the views. It has been a much loved home for twelve years.

The house is flooded with natural light and some windows were changed to further open the views. The house is a collection of elegant and very comfortable rooms: and the chic dining kitchen with its relaxing space and island, where you can keep the cook company, is the sociable daily hub of the home. Bi fact the room to the terrace and as you sit at the dining table, this Area of Outstanding Natural Beauty provides a picture perfect backdrop.

The property began life as a stone cottage which was extended over the years, which gives each room a very different feel: with low ceilings and beams in the older part. The snug is in the older section and is a light and welcoming room, whilst the family can settle in the sofas in the spacious main living room, with its high ceiling.

Deb says they installed a Juliet balcony into the master bedroom which allows them to wake each morning to a different and spectacular view throughout the seasons and weather changes. It is a peaceful and charming room.

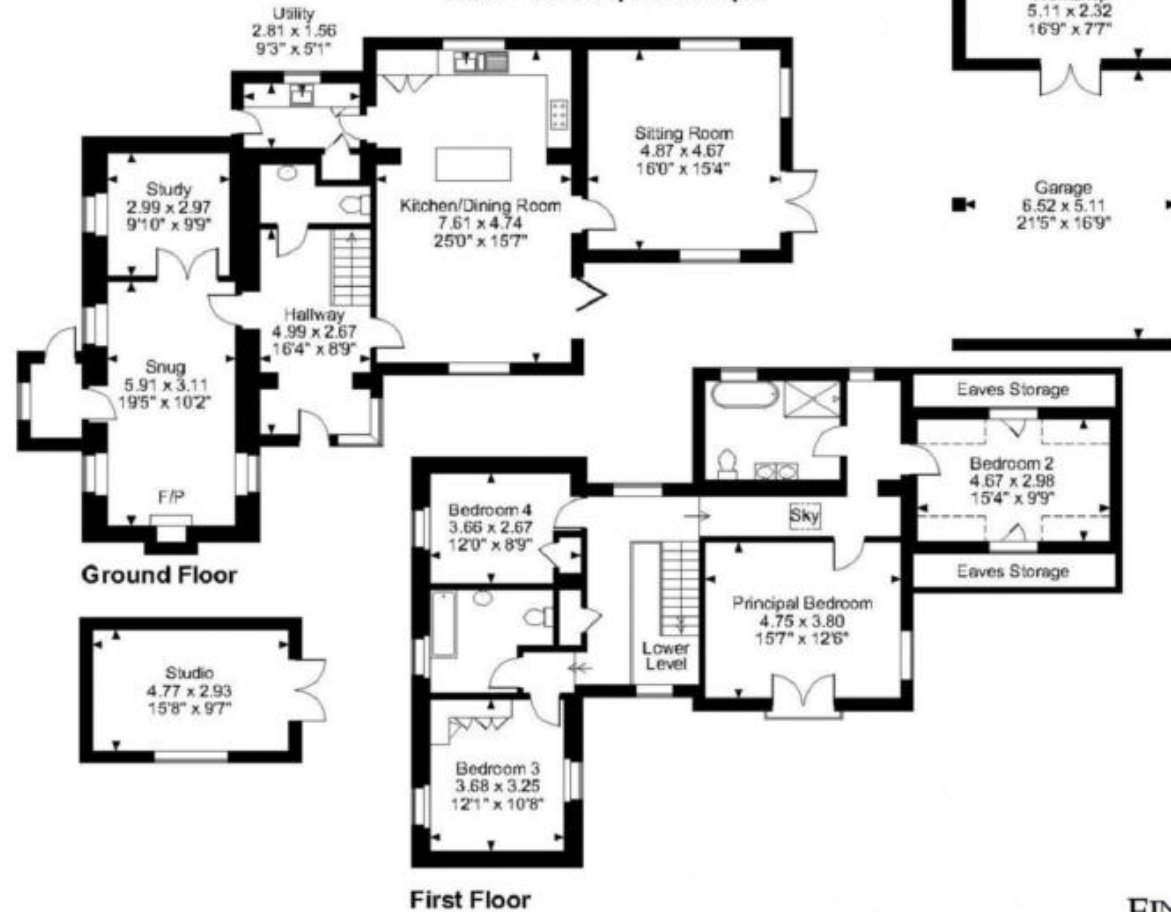
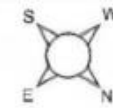
The house provides easy entertaining and Richard recalls hosting their son's wedding when guests gathered in the kitchen and then spilled into different parts of the garden. It was so successful it is now an annual family and friends event.

Castle View Lodge is a tranquil house with a great sense of connection to the landscape, and in the half an acre grounds, the owners have created a series of outdoor rooms. The large front terrace flows out from the house and is perfect for al fresco dining where the soft green landscape rolls out before you, and where Richard says he has spotted over forty varieties of birds. The courtyard garden is a spot to unwind with a book and a glass of wine, and the growing garden provides an annual harvest. The party garden is the fun area, and a short woodland stroll behind the house brings you to the cabin where the owners have created a Victorian style pub, where you can enjoy a beer in its authentic ambience"

This tranquil rural location is equidistant between charming, vibrant and historic Ross-on-Wye and Monmouth, with their market, and wide choice of restaurants and shops. Hay, Cheltenham and Cardiff are also easily accessible, and the area abounds in history and magnificent countryside where you can walk and savour the spectacular scenery that surrounds you. Richard and Deb will miss the calm and lifestyle they have relished in this very special house and the Wye Valley. They take away many very happy memories."



Castle View Lodge, Goodrich, Ross-on-Wye
Approximate Gross Internal Area
Main House = 2244 Sq Ft/209 Sq M
Garage & Workshop = 503 Sq Ft/47 Sq M
Studio = 150 Sq Ft/14 Sq M
Total = 2897 Sq Ft/270 Sq M



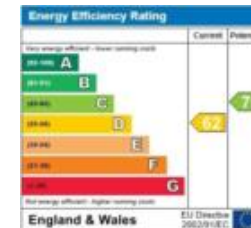
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Postcode: HR9 6JH | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Oil | Drainage: Private

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Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



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