



The Old Coach House
Goodrich | Ross-on-Wye | Herefordshire | HR9 6JB

STEP INSIDE

The Old Coach House

A charming three-bedroom home with character and charm, situated in the highly sought-after village of Goodrich, nestled between the towns of Monmouth and Ross-on-Wye. The Old Coach House is immaculately presented both inside and out, offering a turnkey solution for its new owners. Its low-maintenance gardens, featuring a cobbled courtyard, seating area, and ample gated parking, make this property a true gem in a desirable village location, with two pubs, a tennis club, church and a primary school within walking distance.

Location and situation

Goodrich is a charming village, ideally located between the historic towns of Monmouth and Ross-on-Wye. It offers the perfect blend of traditional village life and easy access to the wider region, enjoying a rural setting with the added benefit of proximity to the A40 dual carriageway. This makes it an excellent choice for those seeking village living with strong connectivity for commuting and regional travel.

The village offers the best of both worlds—beautiful surroundings paired with quick links to nearby towns and cities. Monmouth and Ross-on-Wye, just a short drive away, provide a range of services, including independent shops, restaurants, schools, and medical facilities, all with excellent transport links for further travel.

Within Goodrich itself, you'll find a welcoming primary school, a charming village church, and two excellent pubs, ideal for relaxing and enjoying local hospitality. Golf enthusiasts will also appreciate the nearby Monmouth and Ross-on-Wye golf clubs, each offering top-quality courses in picturesque settings.

Surrounded by natural beauty, Goodrich lies near the Forest of Dean, famous for its scenic walking trails, cycling routes, and outdoor adventures. The stunning views from Coppet Hill offer expansive vistas of the countryside, making it a favourite spot for nature lovers.

Step Inside

The Old Coach House is a world away from what its name might suggest. Full of character and charm, it has been lovingly re-decorated over the past 12 months, making it entirely turn-key ready for a new owner to move in and enjoy. Perfectly suited to couples, professionals, or first-time buyers, it also makes for an ideal holiday home or lock-up-and-leave retreat.

The entrance hall, accessed through floor-to-ceiling glazed doors and windows, is wonderfully light and airy, offering a fantastic first impression. Step into the heart of the home, an incredible kitchen and dining space. The kitchen features oak work surfaces, a Belfast sink under the front-facing window, and an integrated oven and hob. There is space for a fridge freezer and dishwasher. Perfect for entertaining, you can chat to guests across the kitchen counters as they sit around the dining table. A convenient utility and boot room is located just off the kitchen.

The cosy sitting room also benefits from floor-to-ceiling glazing, allowing light to flood the space.

At the far end of the ground floor, there is a double bedroom next to a bathroom, which includes a separate bath and shower, along with Victorian-style wall panelling. This offers the opportunity to live entirely on the ground floor if desired.

Upstairs, an open landing area could be utilised as a small office space, while two bedrooms sit either side. The principal bedroom has steps leading down to a magnificent en-suite bathroom, complete with a contemporary freestanding bathtub.





SELLER INSIGHT



The Old Coach House has been my home for the past year, and from the moment I first saw it, I knew it was the one. We had just completed the conversion of a three-storey chapel when an estate agent I trust — who understands my style and vision — suggested I view this property. I fell in love instantly. It just felt right.”

“Since moving in, I’ve made a number of improvements, particularly to the exterior. I added a new wall and fencing, laid a beautiful herringbone-effect patio using reclaimed brick and stone already on the property, and really made the outdoor space my own — a true labour of love. Inside, I decorated throughout to reflect my style and taste. The house is full of character, with high ceilings, stunning exposed beams, and tall windows that hint at its past — once accommodating coach doors.”

“The main bedroom with its en-suite is a real feature; the en suite itself is almost the size of a bedroom and boasts a beautiful roll-top bath — a perfect retreat at the end of the day. My favourite space, however, is the garden. I’m a real outdoors person and take such joy in gardening. I’ve planted borders, added a wisteria, and designed the space to feel both welcoming and peaceful. The patio and lower fencing allow you to take in the lovely views across open fields. The front garden, with its water feature, is equally serene.”

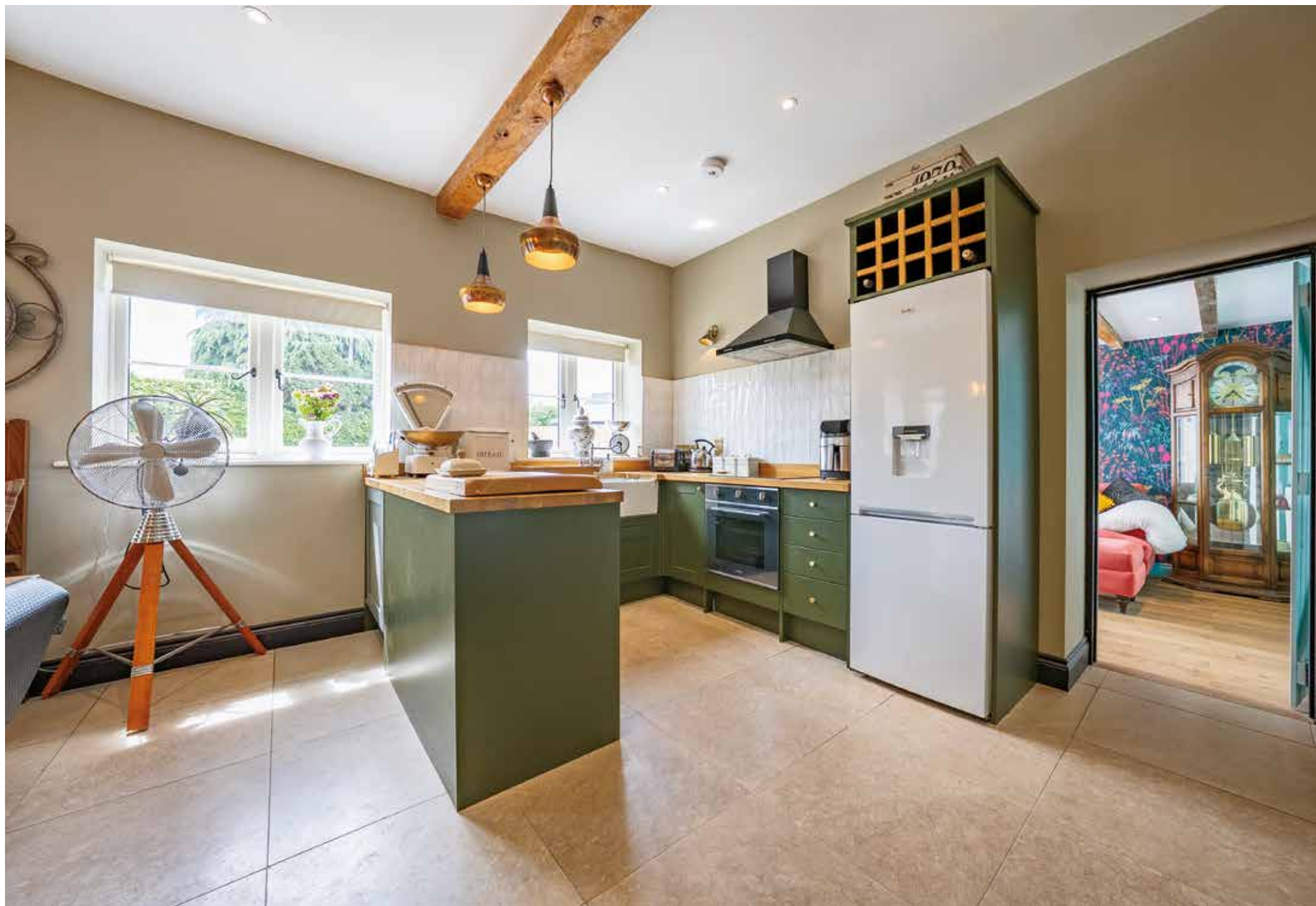
“Inside, the kitchen is a close second favourite — it’s ideal for entertaining. There’s a large table where everyone can gather while you cook, creating a sociable atmosphere.”

“The house flows beautifully, making it perfect for hosting. We’ve had twelve guests for Christmas dinner with ease, and countless summer barbecues in the garden.”

“The community here has been one of the most special parts of living in this home. The neighbours are wonderful — warm, friendly, and always willing to lend a hand. Though I’ve lived here on my own, I’ve never once felt lonely. There’s always something going on in the village, and the two pubs nearby (one just a short walk away) offer great food and even better company.”

*“What I’ll miss most when I leave is the people. I’ve never known a community quite like this. The only reason I’m moving is because I’ve found another renovation project, which is my passion. I’m staying local, though — which speaks volumes about how much I love the area.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















STEP OUTSIDE

The Old Coach House

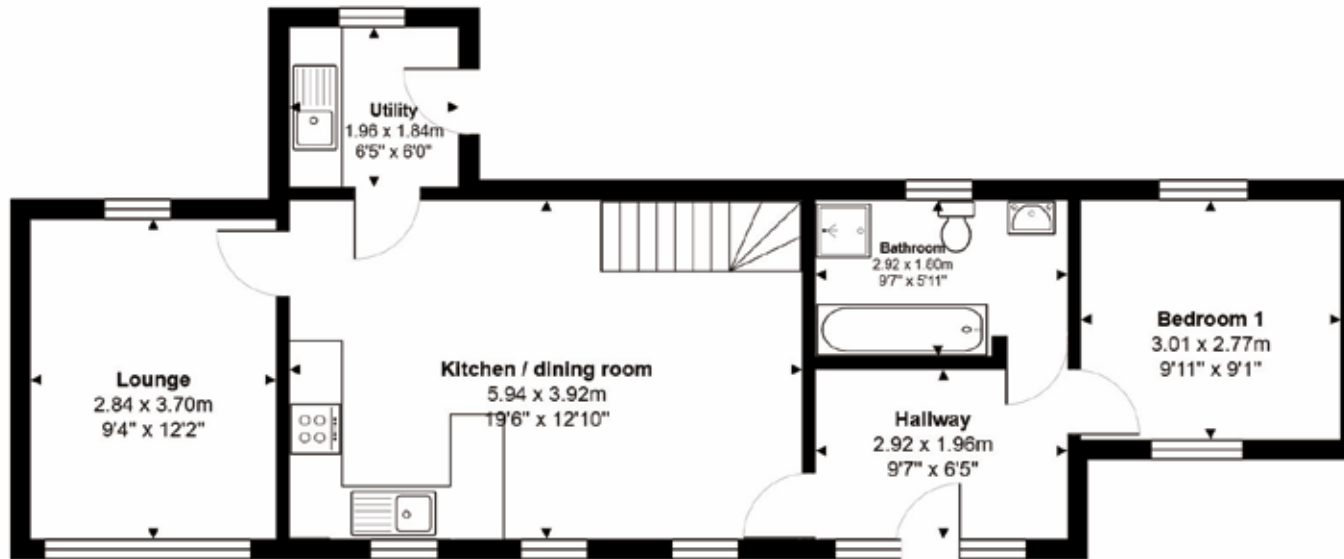
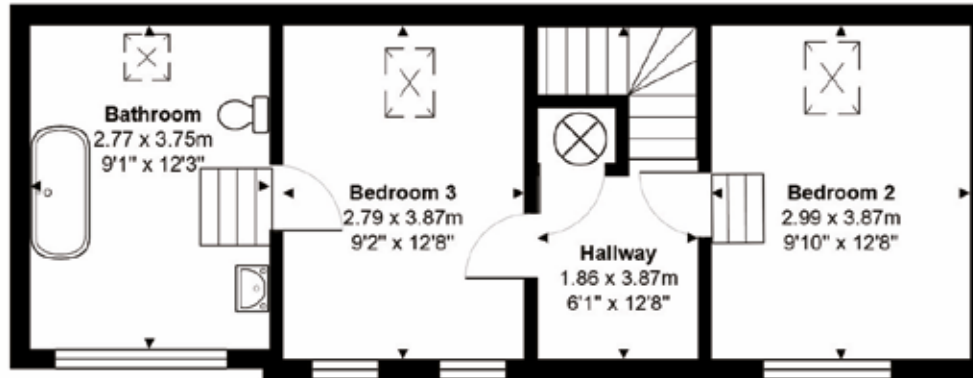
The exterior is every bit as impressive as the interior, having been beautifully landscaped and immaculately maintained with ease of upkeep in mind. The front stone wall has been rebuilt, while the cobbles in the courtyard have been carefully re-laid and repointed, giving the approach a smart, refreshed appearance. Even the gates have been refurbished to a high standard. At the front, a Mediterranean-style seating area offers a charming spot to relax, while to the rear there is secure off-road parking for several vehicles, an electric vehicle charging point, a newly laid patio with views over the neighbouring field, and an attractive clad container providing useful storage.

Directions

W3W: weekend.drifters.comforted







Council Tax Band: D
Tenure: Freehold

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