

Calcott

Whitchurch, Ross-On-Wye HR9 6DW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £725,000

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A VERSATILE WYE VALLEY HOME offering FLEXIBLE MULTI-GENERATIONAL LIVING or an EXCEPTIONAL HOLIDAY LET BUSINESS OPPORTUNITY. Located in an area of OUTSTANDING NATURAL BEAUTY, this CHARMING property offers a UNIQUE combination of a FOUR-BEDROOM house, a separate ONE-BEDROOM flat, and a detached ONE-BEDROOM ANNEXE - perfect for MULTI-GENERATIONAL living or generating INCOME through HOLIDAY LETS or LONG-TERM RENTALS.

With EXCELLENT potential for a LUCRATIVE HOLIDAY LET business, this property presents a RARE opportunity to combine LIFESTYLE and INVESTMENT. The ACCOMMODATIONS are surrounded by an ACRE of MATURE GARDENS teeming with WILDLIFE, providing a SERENE and NATURAL retreat for RESIDENTS and GUESTS alike. The HOUSE boasts LOVELY VIEWS of the COUNTRYSIDE, AMPLE PARKING, and a variety of OUTBUILDINGS, further enhancing its VERSATILITY. This IDYLLIC setting ensures both PRIVACY and TRANQUILITY while also offering a PROFITABLE opportunity for those looking to capitalize on the thriving RENTAL and HOLIDAY LET market.

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, watersports 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.



MAIN HOUSE

Entrance Porch
8'10 x 4'11 (2.69m x 1.50m)
Double doors and Mandarin stone floor, with single glazed windows on three sides. Built-in cupboards and a hardwood glazed door lead into:

Kitchen
14'11 x 7'09 (4.55m x 2.36m)
Featuring a Mandarin stone floor, bespoke base and wall units with stone features, and tiled worktops. Includes a Bosch oven with grill, plumbing for a dishwasher, and a one-and-a-half bowl drainer sink with mixer tap above, double glazed window to the front and side aspect.

Utility Room
9'04 x 4'09 (2.84m x 1.45m)
Double glazed windows to rear and side, tiled flooring, wall-mounted Worcester combination boiler, bespoke fitted units, built-in larder, plumbing for a washing machine, and space for a tumble dryer.

Dining Room
13'06 x 9'11 (4.11m x 3.02m)
Bay double glazed window to front, LED spotlights, oak flooring, and wood-paneled door.

Study/Bedroom 4
10'02 x 8'03 (3.10m x 2.51m)
Double glazed window to rear, recessed LED spotlights, and pine flooring.

Entrance Hall
14'08 x 11'10 (4.47m x 3.61m)
Door to bathroom, door to stairwell down to cellar, door in to flat, front door and door in to sitting room.

Bathroom
10'01 x 6'08 (3.07m x 2.03m)
Wet room with Mandarin stone floor and walls, low-level WC, bath with Mandarin stone panel, wash hand basin with fitted mirror, double glazed window to rear, and LED spotlights.

Sitting Room
20'09 x 15'10 (6.32m x 4.83m)
A stunning room with part vaulted ceiling, viewing gallery above, double doors to the garden, bespoke floor-to-ceiling double glazed windows, stone fireplace with wood burning stove, inset ceiling spotlights.

Cellar
19'03 x 13'04 (5.87m x 4.06m)
Useful storage space with potential to convert in to further accommodation if required.

From the entrance hall stairs lead to the first floor landing.

Landing
Pine flooring, Velux window, eaves storage, airing cupboard, panelled door to:

Separate WC
Mandarin tiles, wash hand basin, WC, mirror and light.













Viewing Gallery/Study Area
13'02 x 12'00 (4.01m x 3.66m)
fitted wall lights, Velux window, exposed stone pillars door to:

Bedroom 1
15'00 x 13'03 (4.57m x 4.04m)
Velux window, fitted wall lights, fitted wardrobe. Door to:

En-Suite
4'04 x 3'06 (1.32m x 1.07m)
Velux window, access to eaves, low level WC, wash hand basin with vanity unit.

Bedroom 2
14'10 x 12'01 (4.52m x 3.68m)
Two large Velux windows, fitted wall lights, radiator.

Bedroom 3
7'11 x 6'07 (2.41m x 2.01m)
Eaves storage, Velux window.

THE FLAT
Part of the main house is a one bedroom flat which has been used to generate a steady rental income. Originally part of the accommodation to the main house, the flat offers the flexibility of multi generational living, a secondary income or being put back to primary accommodation with the main house.

Hall
Doors to Bedroom, Living Room and Kitchen.

Kitchen
11'09 x 10'02 (3.58m x 3.10m)
Range of base, wall and drawer mounted units, rolled edge worktops, four ring gas hob with electric oven below and cooker hood above. Single bowl, single drainer sink unit. Space for fridge, space and plumbing for washing machine, door to:

Lounge
13'08 x 11'11 (4.17m x 3.63m)
Wooden flooring, front and side aspect double glazed windows, feature woodburner, door to:

Bathroom
8'01 x 7'06 (2.46m x 2.29m)
White suite comprising, panelled bath with shower over enclosed by tiling, low level wc, pedestal wash hand basin, rear aspect double glazed window.

Bedroom
10'02 x 9'10 (3.10m x 3.00m)
Wooden flooring, inset LED spotlights, rear aspect double glazed window.

OUTSIDE
The property is accessed via double gates in to a spacious parking and turning area. From here there is a track which runs along the front perimeter of the property providing great access to all of the gardens, there are also steps which lead down to the main house, a path which leads to the kitchen door of the flat and finally a path to the entrance of the detached annexe/holiday let.

CALCOTT ANNEXE
Currently ran as a successful holiday let through Sykes Cottages. Historically used as an annexe for a dependent relative, the annexe suits a variety of needs and uses.

Entrance Hall
8'04 x 4'01 (2.54m x 1.24m)
Mandarin stone floor, modern oak doors, access to loft space.

Open plan Kitchen / Living / Dining Room
Kitchen area: Range of base, wall and draw mounted units, integrated oven, four ring electric hob, cooker hood, single bowl and single drainer sink unit with mixer tap above, space and plumbing for washing machine, space for fridge/freezer, front aspect double glazed window.

Living/Dining area: rear aspect double glazed window, double doors through to:

Conservatory
10'07 x 9'04 (3.23m x 2.84m)
Double glazed windows, double doors to private patio, tiled floor, glazed pitched roof.

Bedroom
8'10 x 8'10 (2.69m x 2.69m)
Double glazed window, pine flooring

Shower Room
7'01 x 3'11 (2.16m x 1.19m)
Fully tiled with Mandarin stone, double glazed window, pedestal wash hand basin, low level WC, ladder towel rail, shower, fitted mirror, extractor fan.

Private Patio
From the conservatory double doors lead out to a wonderful private patio which solely serves the annexe/holiday let. The patio has a wonderful tranquil vista anda real feature is a flowering tulip tree.

GARDENS
The enchanting south-facing grounds span approximately one acre, offering an idyllic retreat with an array of features.

The garden boasts a variety of outbuildings, including a well-equipped workshop and summerhouse, fitted with three-phase electric power, perfect for hobbyists and artisans alike. A substantial steel building provides ample space for garaging, though it requires some repair work to reach its full potential. The property also includes a dedicated outdoor entertainment area, complete with a barbecue setup, space for a hot tub, and a relaxing sauna area.

Additionally their is a door leading to an area beneath the annexe. Currently utilized as a storage space, it comes with planning permission for conversion into a single bedsit. This area presents a unique opportunity to expand the existing annexe into a two-story dwelling, subject to further planning approvals, thereby enhancing the accommodation potential.

The main gardens are predominantly laid to lawn, interspersed with a diverse collection of mature trees such as ash, oak, and silver birch, creating a picturesque and serene environment. Additionally, a large woodland area within the grounds serves as a haven for wildlife, offering a peaceful escape and a touch of nature's charm.

Services
LPG heating, septic tank, mains water and electric.









Water Rates
Welsh Water - Rates TBC

Local Authority
Herefordshire Council - Main House Band F

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 ///typical.equal.refreshed

From Ross-on-Wye, follow the A40 towards Monmouth. Take the exit just before the Applegreen Garage, turn immediately right, proceed behind the garage, and as the hill starts to climb, Calcott will be on the left.

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









Measurements are approximate. Not to scale. Illustrative purposes only
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