JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









COACH HOUSE Chase Road Ross-on-Wye HR9 5JH

Guide Price £279,950

Most Attractive Herefordshire Sandstone Former Coach House. Versatile Accommodation with Character Features. Easy Walk of Town Centre Facilities. Garden & Parking EPC D

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

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Summary Most Attractive Herefordshire Sandstone Former Coach House. Versatile Accommodation with Character Features. Easy Walk of Town Centre Facilities. Garden & Parking. EPC D

Location The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits.

Description Constructed of Herefordshire Sandstone under a slate roof, the property was the former Coach House for the Chase Hotel. Positioned within a few minutes walk of the town centre and adjacent Chase Road the property offers versatile and generous accommodation with some wonderful period features. To the ground floor is a 19' living room with feature fireplace and inset wood burning stove and ceiling beams . With windows to both elevations and French doors this room is flooded with natural light and gives direct access onto the sun terrace, an ideal spot to enjoy a glass of wine! The kitchen is also filled with character, with ceiling beams and a most attractive brick fireplace. To the ground floor is a 16' bedroom and bathroom, whilst to the first floor is a further bedroom and cloakroom with w.c and hand basin. To the rear of the property is a wonderful garden with paved sun terrace, lawn and borders planted with mature shrubs including Roses, Laurel and Forsythia which leads to the adjacent parking space. To the front of the house are additional parking spaces if required.











Entrance Hall A welcoming entrance hall with most useful understairs storage cupboard. Stairs to first floor. Door to

Living Room - 6m x 5.2m (19'8" x 17'0") An exceptionally well proportioned room filled with natural light from windows to both elevations and double doors opening onto the sun terrace beyond. Beams to ceiling. Feature fireplace with inset wood burning stove. Door to

Kitchen/Breakfast Room - 4.1m x 3.1m (13'5" x 10'2") An attractive character kitchen fitted with a range of floor and wall mounted Shaker style units with work top over. Integrated double oven and hob. Feature brick fireplace. Tiled floor. Half doors lead through to

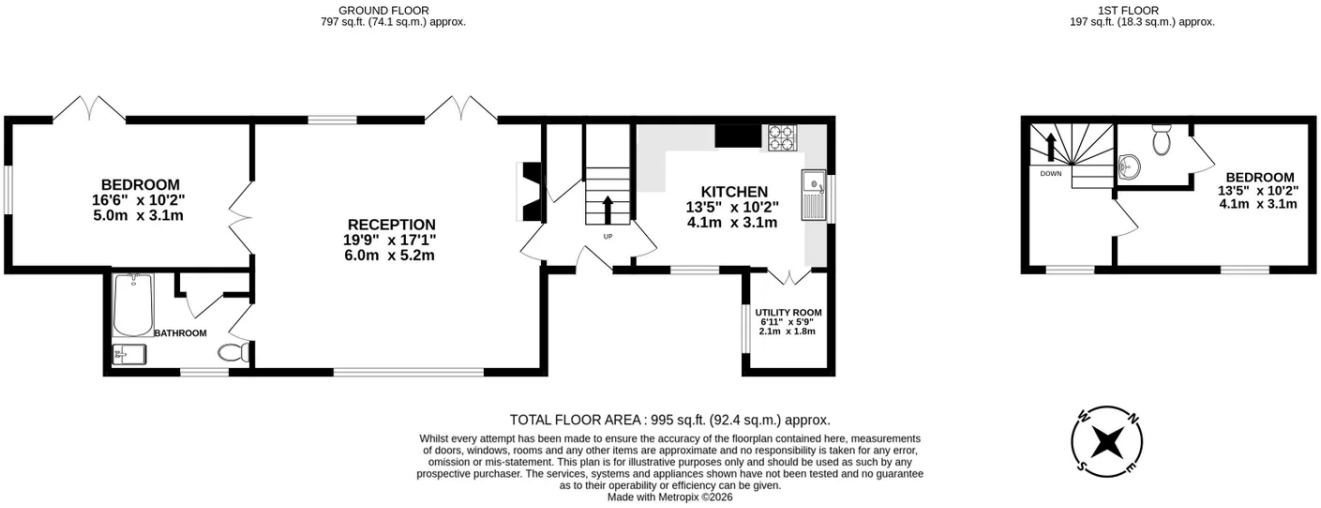
Utility Room - 2.1m x 1.8m (6'10" x 5'10") Plumbing for washing machine. Space for fridge freezer. Boiler

Bedroom - 5m x 3.1m (16'4" x 10'2") A generous room with double doors and window overlooking the gardens.

Bathroom White suite comprising bath, pedestal hand basin and w.c. Door to large airing cupboard. Tiled floor. Window.

Bedroom - 4.1m x 3.1m (13'5" x 10'2") Accessed from the landing an attractive room with a window to the front elevation and door to adjoining cloakroom with w.c and hand basin

Garden Accessed from the living room via double doors, an attractive space with paved sun terrace, lawned garden, with borders planted with a range of mature shrubs. A pedestrian gate leads to the adjacent parking space. Additional parking is available to the front of the house.



Services We have been advised that mains water, gas, electricity and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure Freehold **Viewing** By appointment to be made through the Agent's Ross-On-Wye Office, Tel: 01989 768 320

Directions From our office in Gloucester Road turn right into Chase Road and the property will be seen shortly after on the left hand side. If coming by car, turn into the entrance of the former Chase Hotel, follow the driveway to the right, continuing to the right, and parking for the Coach House will be seen beside the wooden fence.

Council Tax COUNCIL TAX BAND "D" **EPC** The EPC rating for this property is D

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

