

Coppett Hill, Goodrich





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Town and country properties

Coppett Hill, Goodrich

This delightful two-bedroom country cottage enjoys outstanding panoramic views of the South Herefordshire countryside and is located on this unique, community-protected hill, one of the most well-known features in the Wye Valley Area of Outstanding Natural Beauty with its lovely walks down to the River Wye. Sympathetically updated to restore and embellish its many original features, it is beautifully presented with an attractive, bright and airy layout. There are extensive mainly lawned flat gardens, private parking, and very useful outbuildings.

Asking price of £435,000 Freehold

Thought to be one of the original buildings in the area, it has a traditional construction with a rendered exterior and inset, cottage-style, double-glazed uPVC windows, all set under pitched tiled roofs. Internal features include panelled walls, exposed beams, vaulted ceilings, and a multifuel stove. An oil-fired boiler provides domestic hot water and central heating to radiators throughout.

From the garden, the main entrance is along a paved pathway and through a pair of glazed doors into:

SUN ROOM: 2.14m x 2.84m (7'0" x 9'4")

Wooden windows and glazing with feature curved tops, and an external door, set on a low-level plinth wall with a pitched roof. Door into:

DINING ROOM: 4.83m (max) x 4.61m (15'10" x 15'1")

Picture window to the front with far-reaching countryside views. Stairs up to quarter landing with squared newel posts and balustrading to first floor. Door into understairs storage cupboard. Opening into:

LIVING ROOM: 4.49m x 3.73m (14'9" x 12'3")

Feature bay window to front with outstanding countryside views. Feature brick fireplace on a complementary raised hearth housing a multifuel stove. Feature panelling along two walls.

From the dining room, door into:

KITCHEN/BREAKFAST ROOM: 4.81m x 2.41m (15'9" x 7'11")

Windows to the back and side with pretty garden views. External door to the back accessing outbuildings and utility. Laminate worktops along three walls with matching breakfast bar and inset one-and-a-half-bowl stainless steel sink. Cooker with a four-ring gas hob, stainless steel extractor hood over, and electric oven. Pine panelled cupboards and drawers set under, with space and plumbing for dishwasher. Matching tall and wall cabinets. Recess for fridge/freezer. Consumer unit at high level. Door into:

FAMILY BATHROOM:

Frosted window to the back. White suite comprising a pedestal wash basin and bath with pine-panelled front, shower screen, mixer valve, and shower head on adjustable chrome rail. Airing cupboard housing oil-fired boiler and wooden slatted shelving. Ladder radiator. Door into:

CLOAKROOM:

Window to the side with frosted glass. Low-level WC.

From the dining room, stairs lead upstairs to:

FIRST FLOOR LANDING:

Sash windows to the front overlooking Goodrich Castle, Walford Village and Ross-on-Wye town.

Doors into the following:

BEDROOM TWO: 2.17m x 3.77m (7'1" x 12'4")

Vaulted ceiling with window to the side enjoying pretty garden views. Roof access hatch.

CLOAKROOM:

Skylight to the back. White suite comprising a low-level WC and pedestal wash basin with tiled splashback.

BEDROOM ONE: 3.19m x 3.69m (10'6" x 12'1")

Vaulted ceiling with picture window to the front enjoying far-reaching panoramic views. Roof access hatch.

OUTSIDE:

Access to the property is over a gravelled track off the lane, opening up to the private parking area with a mainly concrete hardstanding and space for two vehicles.

GARDEN:

The property is approached via a country lane, leading to a parking area with space for two vehicles. Stone steps and an arched pagoda rise to an extensive lawn, bordered by well-stocked beds filled with wildflowers and mature shrubs, all connected by paved and gravelled pathways. At one end of the garden there is a greenhouse and vegetable-growing area, with a compost space discreetly positioned behind. An attractive paved sun terrace adjoins the sun room and makes the most of the far-reaching views afforded by this outstanding elevated setting with extensive mainly lawned flat garden. The boundaries comprise a combination of hedgerow, stone walling, and wooden post-and-wire fencing.

WORKSHOP: 2.05m x 6.81m (6'9" x 22'4")

Wooden clad exterior set on a concrete base with two sets of windows and door to front, all under a pitched corrugated roof. Power and light.

ATTACHED STONE OUTBUILDING: 1.80m x 3.19m (5'11" x 10'6") Approximately

With door to front and a pitched corrugated roof. Ideal for log storage and garden equipment. Light only.

UTILITY ROOM: 1.93m x 1.45m (6'4" x 4'9")

Accessed via a part-glazed external wooden door from outside, with window to side. Space and plumbing for washing machine/tumble dryer.

AGENT'S NOTE: (RESTRICTIONS CONSERVATION AREA)

Residents of Coppett Hill can choose to become shareholders in the "Coppett Hill Common Trust", which is part of the community earth heritage project and was established to protect areas of flora and fauna.

SERVICES:

Mains electricity and water. Oil-fired central heating and private drainage. Council Tax Band E. EPC Rating E.

DIRECTIONS:

Leave Monmouth on the A40 towards Ross-on-Wye and continue for approximately four miles, having travelled past Whitchurch. Turn left, signposted Hereford and Goodrich, then immediately right and then left towards Symonds Yat East and Goodrich on the B4229. On reaching the left signpost to the village of Goodrich, take the left, pass the primary school, and then take the next right up towards Welsh Bicknor. Continue past the first turning where the green triangle is, then immediately after the red telephone box turn sharp right and continue along the lane leading to a track, where the property will be found on the left-hand side.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



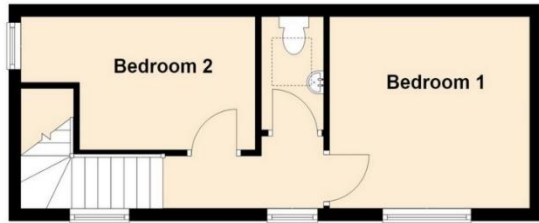


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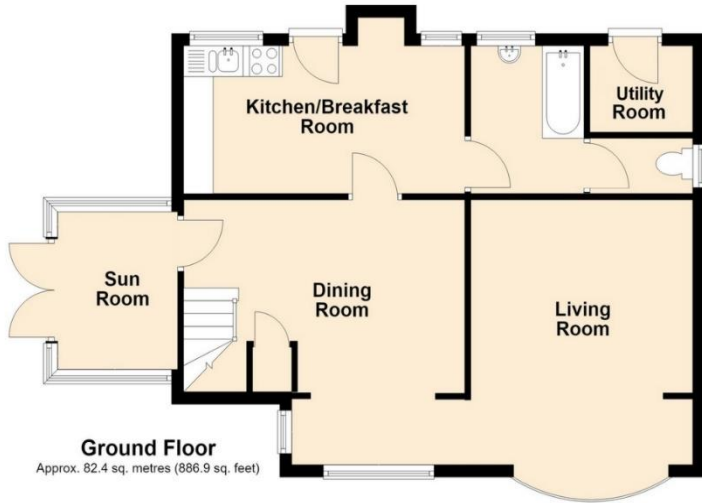
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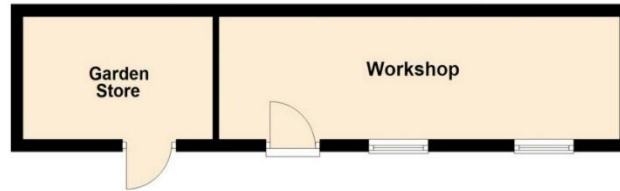




First Floor
Approx. 26.8 sq. metres (288.0 sq. feet)



Ground Floor
Approx. 82.4 sq. metres (886.9 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 sq. feet)

