

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

Michaelchurch Court, HR2 8LD
Ross-on-Wye



Regulated by

RICS[®]

Bedrooms: 5 | Bathrooms: 4 | Receptions: 5

Summary

Country House in Unspoilt Rural Location in circa 6 Acres. Former Stone Granary with Potential. Landscaped Gardens. Triple Garage. Minutes of Motorway Connections. EPC TBC

Location & Description

Michaelchurch Court is set in a glorious rural location some 5 miles west of the market and tourist town of Ross-on-Wye and some 10 miles south of the cathedral city of Hereford.

The location was originally the site of a rural mill and miller's cottage, later being developed into the fine, Listed Grade II stone and brick farmhouse which we see today. Like most period properties of this nature, successive generations have added to the main structure, with the current owners designing and a stunning, Oak framed garden room extension some 9 years ago, which has resulted in a truly beautiful 28' living and entertaining area.

The Listing

The property was Listed Grade II on the 30th April 1986. The first Listing quotes "Farmhouse. Probably 18th Century with 19th Century remodeling. Sandstone rubble, Welsh Slate roof" It then goes into further detail regarding the windows with segmental-headed sashes.







Accommodation

Throughout the property there is evidence of wonderful period detail, with alcoves, arches, and exposed beams, whilst three of the reception rooms have either open fire places or wood burning stoves.

The principal rooms are of most generous dimensions including the 18' sitting room, 21' dining room and 28' drawing/garden room. The 16' kitchen has a black four oven Aga, and adjacent is the 15' library/snug. To the far end of the house is the outstanding 18' utility room which was the original Farmhouse kitchen with a wonderful period Range to the former bread oven wall.

The garden room/drawing room has a magnificent Oak frame, and glazed bi-fold doors which open directly onto the sun terrace, the outlook over the garden is stunning!

On the first floor, all three bedrooms have en-suite facilities, and provide wonderful views over the gardens and adjacent countryside. There are two further bedrooms on the second floor, and a bathroom, together with a 22' loft room awaiting the creation of a further bedroom if required.

Garage and Outbuildings

There is a fantastic three car garage with generous workshop/storage space alongside. Each garage section has its own double doors, but the whole of the space is open internally, extending to approaching 30 ft with a huge loft space over with Velux windows.

The tarmac approach drive swings around to the east side of the property, allowing easy access to the garages, whilst to the opposite side is the 45', two storey stone Granary/Mill, currently used for storage on the ground floor, whilst via external stone Granary steps is a superb 42' x 17' Working/Studio space, the whole building offering potential for a wide range of future uses.

To the extreme south western corner of the gardens is a former Piggery building.



Gardens & Grounds

The principal areas of lawn lie to the south and west of the main house and are interspersed with extensive flower and shrub beds, and with an Arboretum towards the south western corner.

Towards the southern boundary is a sizeable 50' Lake, and a former Tennis Court.

To the east of the granary, a stream runs southwards into the lake, whilst positioned close to the west of the house is a creeper covered Pergola, which leads to a further paved sun terrace, surrounded by stunning herbaceous and shrub beds.

To the north is the Walled Portion of the garden, which also provides shelter to the sun terrace immediately to the southwest of the garden room.

The adjoining Paddock is a gently sloping grassy area of pasture with six young recently planted deciduous trees and a mature Oak close to the western boundary.





Services

We have been advised that mains water and electricity are connected. Private drainage. Oil fired central heating.

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 We are advised (subject to legal verification) that the property is freehold.

Viewing

By appointment to be made through the Agent's Ross-On-Wye Office, Tel: 01989 768320

Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is TBC



Directions

Leave the western outskirts of Ross-on-Wye at Wilton roundabout taking the A49 towards Hereford. Pass through the village of Peterstow, taking the next left turning signposted Abergavenny. Turn right at the first crossroads, opposite The New Inn, thereafter turning left after approx. 300m at the unmarked, and easily missed turning into Gillow Lane. Proceed along Gillow Lane, the private driveway to Michaelchurch Court will be seen on the left hand side.

What3words: ///dusters.rooks.frogs

General

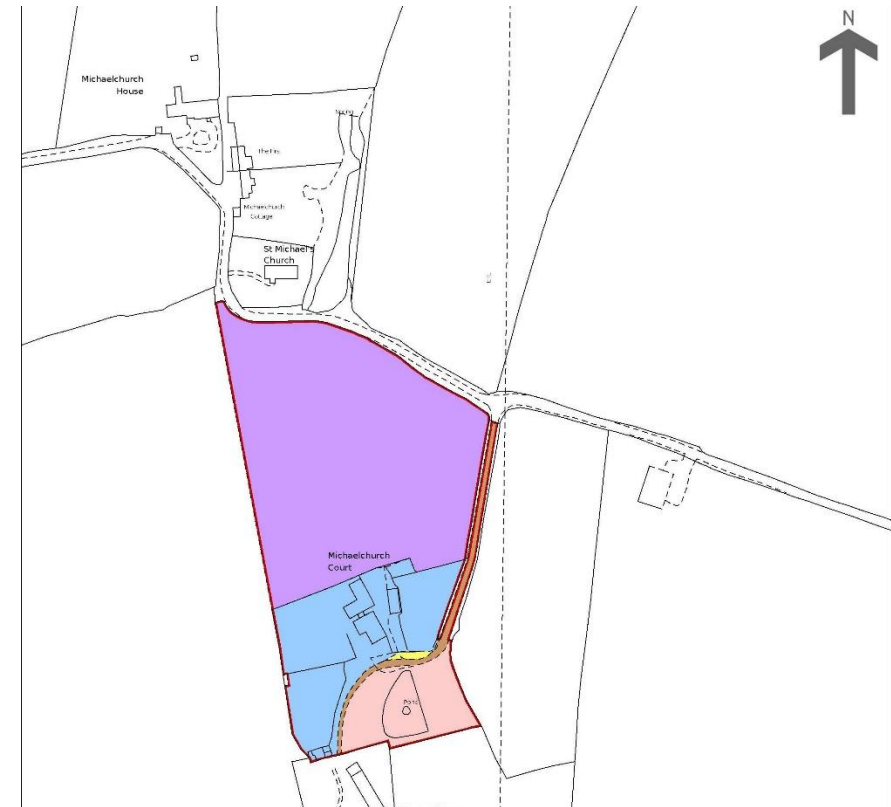
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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.

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MISREPRESENTATION ACT, 1967

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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