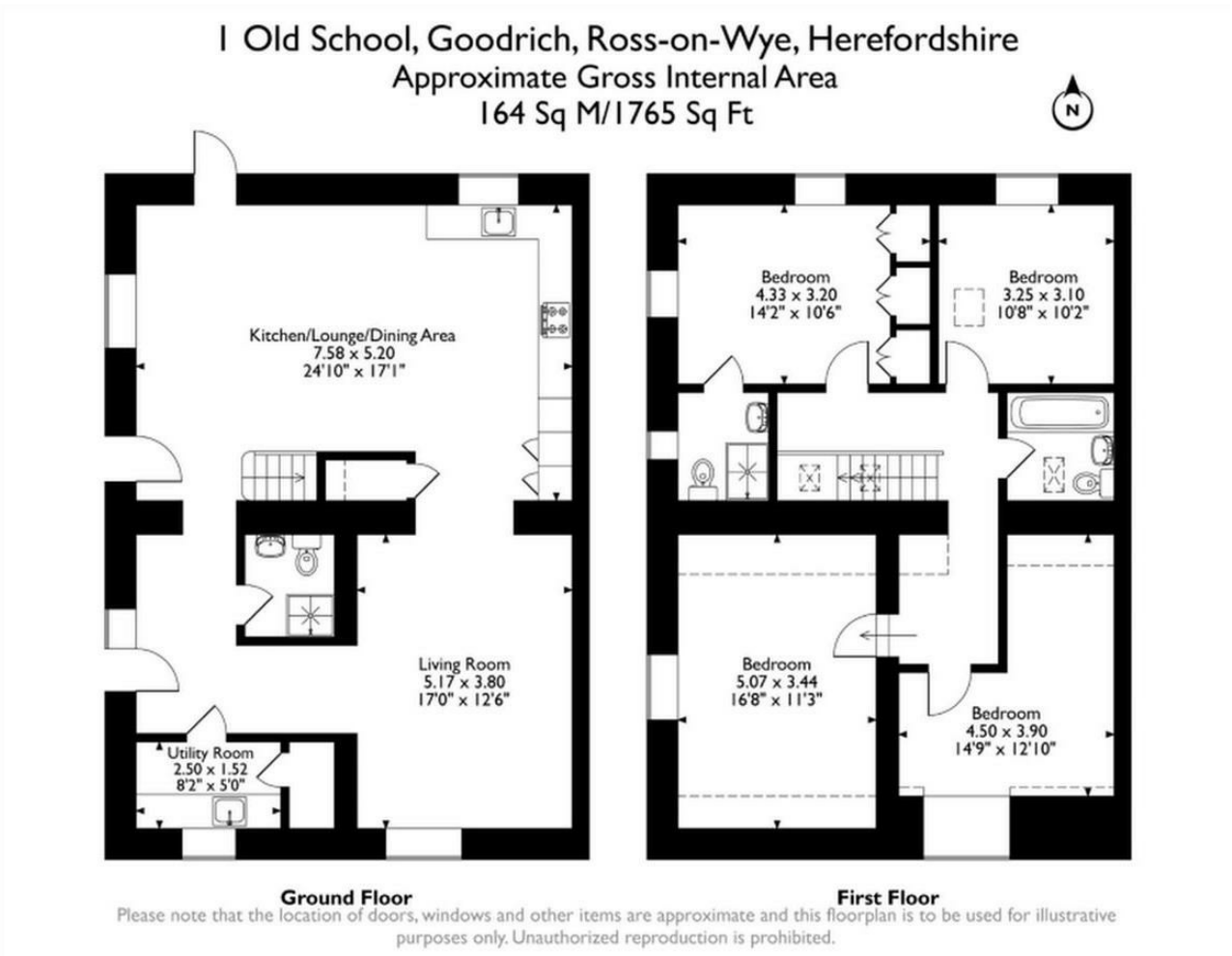
1 The Old School
Goodrich, Ross-On-Wye HR9 6HY

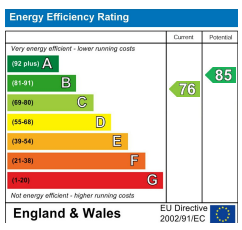
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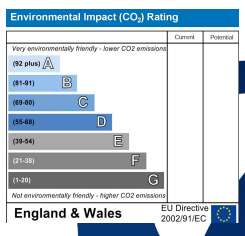




Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.







MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £490,000

A STUNNING FOUR DOUBLE BEDROOM END TERRACE CONVERSION of an OLD SCHOOL HOUSE, situated in a POPULAR VILLAGE LOCATION in WALKING DISTANCE to a NOTABLE PRIMARY SCHOOL, MASTER EN-SUITE, LARGE OPEN PLAN KITCHEN / FAMILY / DINING AREA with SEPARATE LOUNGE, UTILITY, LOW MAINTENANCE GARDENS, AMPLE OFF ROAD PARKING, nestled within the HEART OF THE ACTIVE VILLAGE.

The picturesque village of Goodrich is situated in the beautiful Wye Valley, an Area of Outstanding Natural Beauty, approximately 4 miles south of the historic market town of Ross-on-Wye. The village is renowned for its stunning countryside, scenic walks and impressive medieval Goodrich Castle. Local amenities include a well-regarded primary school, village shop, public houses, village hall and church, whilst the nearby market town of Ross-on-Wye offers a wider range of shops, supermarkets, restaurants, leisure facilities and secondary schooling.

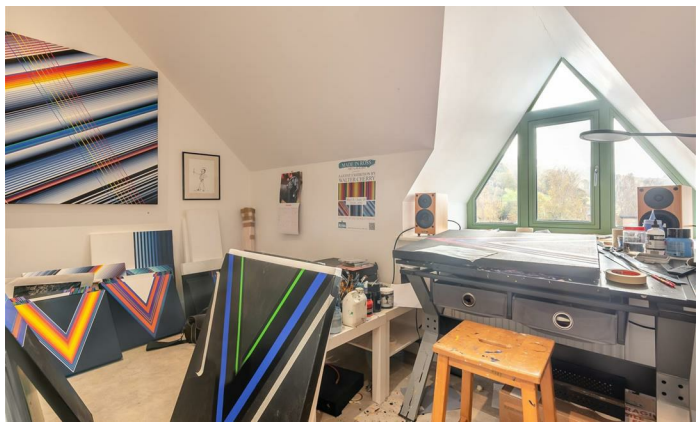
Goodrich enjoys excellent road connections, with the nearby A40 providing convenient access to Ross-on-Wye, Monmouth and Gloucester. The M50 motorway, accessible at Ross-on-Wye, connects with the M5 motorway network, providing links to Birmingham, Bristol and the Midlands. For rail commuters, mainline railway services are available from Gloucester and Hereford, with connections to London, Cardiff, Birmingham and other major destinations.

Surrounded by beautiful countryside and the River Wye, Goodrich offers an appealing combination of peaceful village living, outdoor pursuits and convenient access to surrounding towns and cities.















Enter the property via triple glazed stable door into:

OPEN PLAN LIVING / FAMILY / DINING AREA
24'10 x 17'1 (7.57m x 5.21m)
Fitted kitchen comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include double oven, hob, extractor fan, fridge / freezer, dishwasher, stainless steel single drainer sink unit with mixer tap, inset spotlighting, rear aspect window.

The family / dining area has laminate flooring, two radiators, inset spotlighting, stairs leading off, side aspect window, rear aspect door to patio and garden.

INNER HALL / STUDY AREA
Tiled flooring, single radiator, inset spotlighting, alternate front door, thermostat controls.

WET ROOM
Built-in Mira shower system, WC, vanity wash hand basin with mixer tap and cupboard below, tiled flooring, laminate splashbacks, inset spotlighting, extractor fan.

UTILITY ROOM
One and a half bowl stainless steel sink unit with mixer tap, base units with laminated worktop and tiled splashbacks, plumbing for washing machine, space for tumble dryer, extractor fan, spotlighting, front aspect window with lovely views over the surrounding countryside. Door to boiler cupboard.

LOUNGE
17'0 x 12'6 (5.18m x 3.81m)
Alternatively accessed from an opening through from the kitchen; inset spotlighting, radiator, wall mounted electric fire, TV / Open Reach / Network points, large front aspect window offering views over the surrounding countryside.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Inset spotlighting, single radiator, two Velux roof lights.

MASTER BEDROOM
14'2 x 10'6 (4.32m x 3.20m)
Full width built-in triple wardrobes with cupboards over, spotlighting, single radiator, side and rear aspect windows. Door to:

EN-SUITE SHOWER ROOM
Corner shower accessed via sliding glazed screen, tiled splashbacks, WC, vanity wash hand basin with mixer tap and cupboard below, tiled floor, single radiator, spotlighting, extractor fan, side aspect arrow slit window.

BEDROOM 2
16'8 x 11'3 (5.08m x 3.43m)
Beautiful vaulted ceiling with inset spotlighting, single radiator, side aspect window with views over neighbouring countryside.

BEDROOM 3
14'9 x 12'10 (4.50m x 3.91m)
Currently used as an art studio, radiator, spotlighting, front aspect window offering lovely views over the surrounding countryside.

BEDROOM 4
10'8 x 10'2 (3.25m x 3.10m)
Access to roof space, single radiator, inset spotlighting, rear aspect window.

BATHROOM
Panelled bath with mixer tap and shower detachment, vanity wash hand basin with mixer tap and cupboard below, WC, tiled floor, single radiator, tiled splashbacks, extractor fan, spotlighting, Velux roof light.

OUTSIDE
The property is accessed to the front from the school playground area. No 1 is located on the far left of the building and has the benefit of a gravelled and tarmac parking area for at least six vehicles. Pathway leads to the main gardens to the side and rear, which have been designed for low maintenance with astro turf lawns, patio / seating areas to the side and rear flanked by gravelled borders and sleeper beds planted with flowers and shrubs, outside water tap, lighting, all enclosed by walling and fencing.

SERVICES
Mains water, drainage and electricity, air source heat pump.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.

VIEWING
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
From Ross-On-Wye, take the A40 towards Monmouth and turn left signposted to Goodrich. Follow this road into the village, turning right upon reaching the primary school. Take the first right into The Old School car park, where the property can be located.

w3w ///valued.scam.couriers

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.