



# LANE COTTAGE

GOODRICH | ROSS-ON-WYE | HEREFORDSHIRE





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CONSTRUCTED IN 2017, LANE COTTAGE IS AN ATTRACTIVE AND WELL PRESENTED TWO BEDROOM DETACHED HOME, IDEALLY LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF GOODRICH. THE PROPERTY ALSO OFFERS THE ADDED BENEFITS OF A GARAGE, OFF-ROAD DRIVEWAY PARKING, AND A PRIVATE REAR GARDEN.

- Two bedroom detached property •
- Modern kitchen / dining room with bi-folding doors •
- Beautifully presented throughout •
- Located in the sought after village of Goodrich •
  - Generous garden •
  - Garage and driveway parking •
  - No onward chain •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •

## DISTANCES FROM LANE COTTAGE

Ross-on-Wye 4.3 miles • Monmouth 6.6 miles  
Hereford 17.1 miles • Gloucester 19.9 miles • Cheltenham 27.2 miles  
Newport 30.9 miles • Cardiff 41.8 miles  
Bristol 51.6 miles • London 132 miles  
Lydney Train Station 14.2 miles • Hereford Train Station 17.6 miles  
Gloucester Train Station 19.8 miles • Bristol Airport 56.3 miles  
Cardiff Airport 55.5 miles • Birmingham Airport 71.4 miles  
*(all distances are approximate)*

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.





## LOCATION & SITUATION

Goodrich is a popular, thriving village located between Monmouth and Ross-on-Wye. It benefits from having two public houses, village hall with many activities, a community orchard, a community choir, tennis club, primary school and children's play area. Standing in open countryside above the River Wye, Goodrich Castle is one of the finest and best preserved of all English medieval castles.

Ross-on-Wye is a market town overlooking the Wye and within the Wye Valley Area of Outstanding Natural Beauty. It is known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, cafés, restaurants, primary and secondary schools and leisure activities.

Monmouth, located just 6.2 miles from Lane Cottage boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

Set in glorious Herefordshire countryside, Goodrich is the perfect base as it is within easy reach of the Forest of Dean, Wye Valley and Symonds Yat, Goodrich Castle, Tintern Abbey, the Malverns, and several large centres such as Hereford, Gloucester, Cheltenham, Bristol and Cardiff.

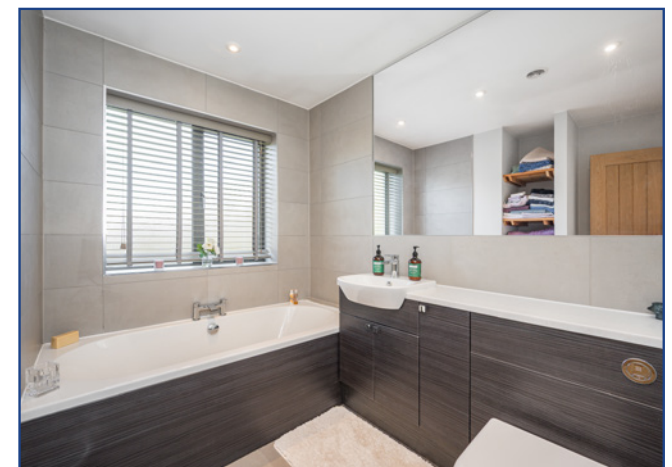
## THE PROPERTY

The property is accessed via an entrance hallway featuring engineered oak flooring, which extends throughout most of the ground floor, complemented by underfloor heating across the entire level. To the front, there is a warm and inviting lounge with a bay window and a log burner as its focal point.

To the rear, the home opens into a spacious kitchen/dining room. The kitchen is fitted with a contemporary range of base and wall units, along with a black SMEG range cooker and illuminated extractor hood. Integrated appliances include a full-height fridge, separate freezer, and slimline dishwasher, with slate flooring underfoot. A striking high-level ceiling and electronically operated large Velux window enhance the sense of space and light.

The kitchen flows seamlessly into the dining area, where bi-fold doors open out to the rear garden, creating an ideal setting for entertaining family and friends. A door from the kitchen also provides access to the integral garage, while a convenient cloakroom completes the ground floor.

Upstairs, the spacious landing leads to two double bedrooms, a dressing room, and a family bathroom. The principal bedroom benefits from a modern en suite shower room and a walk-in dressing room. The second bedroom is also generously sized and is served by a stylish family bathroom.





## OUTSIDE

The property offers driveway parking and an integral garage. To the rear, the garden is well maintained, featuring a generous patio area with steps rising to a lawn, bordered by a variety of mature shrubs, trees, and planting.

## KEY INFORMATION

**Services:** Main water, electricity and drainage. Air source heat pump.

**Tenure:** Freehold

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** D

**Local Authority:** Herefordshire County Council. Telephone: 01432 260000

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Monmouth join the A40 heading towards Ross-on-Wye. Exit left when you see the signpost for Goodrich. Follow the road around to the right and cross over the dual carriage way bridge. At the Cross Keys Inn turn left and continue on this road until the option to bare right. Go down the lane and then at the bottom turn left and then bare left back into Goodrich village. Continue past the school and then head up Castle Lane and the property will be found shortly after on your right hand side.

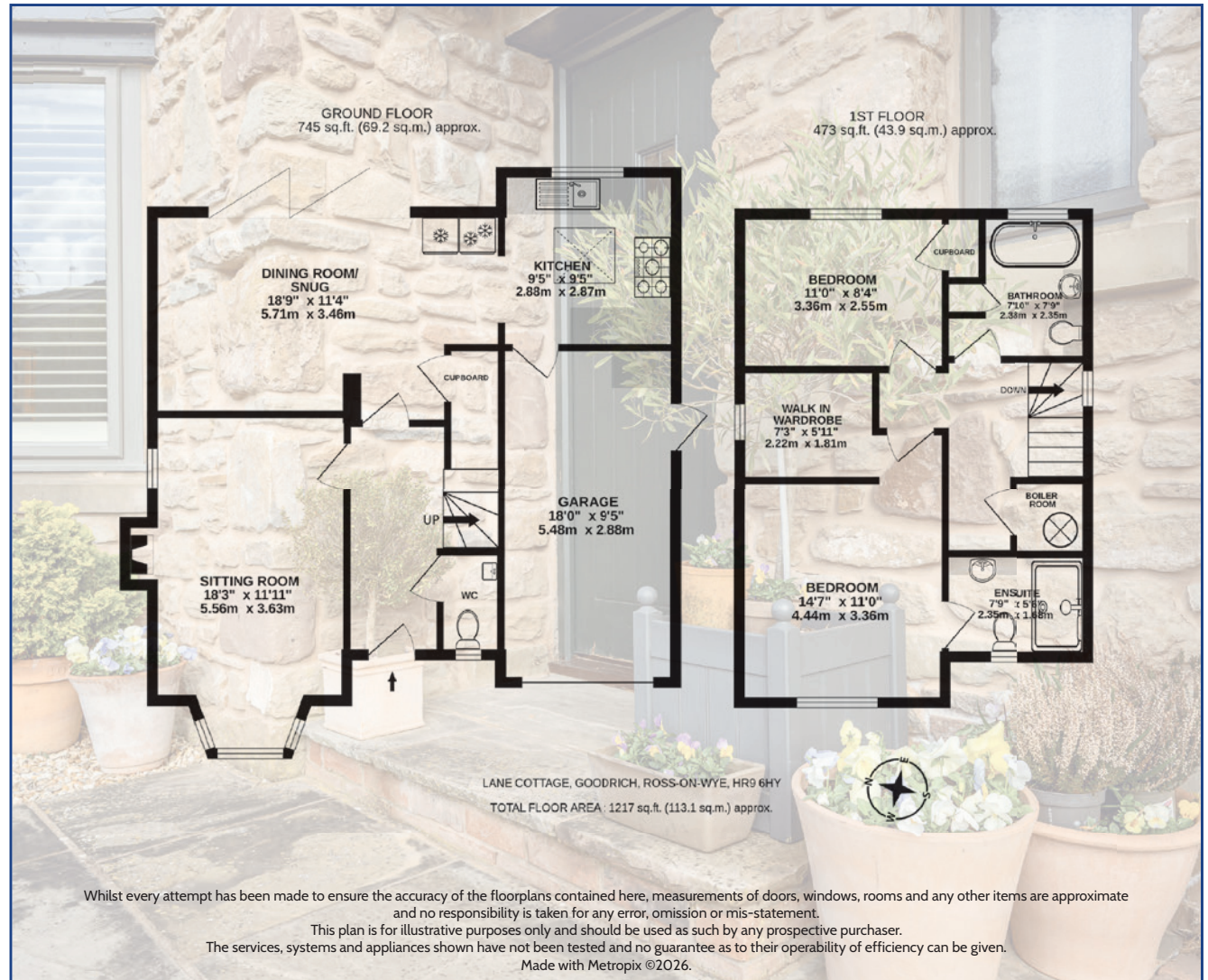
**Postcode:** HR9 6HY

## WHAT3WORDS

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## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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