

 3  2  1

**The Coach House Old Monmouth Road, Whitchurch Ross-On-Wye**

**offers in excess of £425,000**

 **peter  
alan**

01600 714355  
monmouth@pablack.co.uk



## About the property

Situated between Monmouth and Ross-on-Wye, within popular village location, providing convenient road access and local amenities, such as a village store, coffee and tea room, Primary School, Hotel with restaurant, car repair workshop, garage with shop and fuelling station. With the neighbouring Symonds Yat offering good walking and outdoor pursuits, along the stunning river Wye.

The idyllic character home offers sought after gravelled parking area enclosed by a pair of wrought iron gates, to the front area of the property. Set to the rear is a pretty part stone walled enclosed paved courtyard, with a useful storage shed and two separate fitted covered bicycle stores. The charming building features a pair of impressive original style, high double doors, with ornate brace, neatly folding across the front of the main reception window, acknowledging the coaching history, The property has been sympathetically converted and benefits from numerous features and quality specification, including attractive wooden internal doors, underfloor heating to the ground floor and radiators to upper floor. Fixtures and fittings are well maintained and enable comfortable stylish living, appealing to a wide spectrum of buyers, seeking a more individual home.

## Accommodation

### Accommodation Comprising;

Entrance Lobby leading into Reception area. Cloakroom with WC, door through to walk-in Airing Cupboard. Impressive open plan Living area, with Oak wooden flooring, staircase to upper floor. Feature contemporary style fitted Kitchen with natural stone floor tiles through to Dining Area. Comprehensive range of base and wall units with quartz work surfaces, incorporating integrated appliances including oven, hob, dishwasher, fridge/freezer. Window overlooking the courtyard and from the Dining Area a glazed door leads outside, providing easy access for entertaining. The dual aspect Sitting Room benefits from an abundance of light, with doors opening out to the courtyard.

On the First Floor, the delightful galleried Landing offers a convenient area for locating a desk or sofa, doors to following; main Bedroom suite, comprising superb walk-in wardrobe with hanging and storage space. The attractively decorated Bedroom overlooks the courtyard, with door leading to luxurious en-suite Bathroom, with panel effect wall to dado level, comfortable deep oval shaped bath with mounted tap. Vanity unit with twin basin and a wc. The further two Bedrooms, are symmetrically approached via easy steps, the character rooms also appreciate a vaulted ceiling with exposed framework. The Shower room, offers a larger than average cubicle along with two piece suite.





**Agents Note:**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





01600 714355

monmouth@pablack.co.uk



Total floor area 134.7 m<sup>2</sup> (1,450 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

