



CHURCH HOUSE

GOODRICH | ROSS-ON-WYE | HEREFORDSHIRE



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CHURCH HOUSE IS AN ATTRACTIVE, HISTORICAL PROPERTY STANDING WITHIN THE HEART OF GOODRICH VILLAGE. IT HAS FIVE BEDROOMS, 3 BATHROOMS AND AN ABUNDANCE OF CHARACTER AND CHARM. SURROUNDING THE PROPERTY ARE EXCEPTIONAL GARDENS AND AN OUTSTANDING VIEW OF ST GILES CHURCH AND COPPETT HILL.

- Five bedrooms, three bathrooms and two reception rooms •
- Glorious, bright and airy kitchen, dining and family room •
 - Study overlooking the garden •
 - Beautiful gardens of approximately half an acre •
- Magnificent views of St Giles Church and Coppett Hill •
 - Located in an area of outstanding natural beauty •
- Within walking distance of all the amenities Goodrich has to offer •

DISTANCES FROM CHURCH HOUSE

Ross-on-Wye 5.5 miles • Monmouth 6.2 miles • Hereford 17.1 miles
Gloucester 23.6 miles • Newport 30.5 miles • Cheltenham 30.9 miles
Cardiff 41.4 miles • Bristol 51.2 miles • London 158.0 miles
Cardiff Airport 56.5 miles • Bristol Airport 56.7 miles
Birmingham Airport 73.3 miles • Lydney Train Station 14.7 miles
Hereford Train Station 17.3 miles • Gloucester Train Station 23.5 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. Church House has a magnificent view of Coppett Hill which is one of the most prominent features in the Lower Wye Valley and offers some of the best views and walks in the area.

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, café's, restaurants, primary and secondary schools and leisure activities.

Monmouth, located just 6.2 miles from Church House boasts excellent schools including Haberdashers independent boys and girls schools, 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

Church House dates back to approximately the mid to late 1600's and is steeped in history, standing proudly next to the village church with Coppett Hill in the background, it is a scene worthy of being in a picture book. Most of the rooms within this property benefit from this beautiful view.

Step inside, using either the formal entrance into the sitting room or the practical entrance through the utility / boot room and into the kitchen.

The sitting room has an attractive inglenook fireplace with a multi fuel stove. Tucked away behind the fireplace is a study with a dual aspect view across the front and rear gardens. Just off the sitting room is an inner hallway with doors leading to the cloakroom, snug and kitchen, dining and family room.





Enter the kitchen, dining and family room and it is immediately noticeable how bright and airy it is. This is due to three sets of glazed sliding doors opening out onto a terrace. There is plenty of space for a family sized table and comfortable chairs. The country cottage kitchen has a range of painted cabinets including an integral undercounter fridge and an original bread oven above. Inset into the maple worktops is a double Belfast sink. Taking pride of place in this room is a large oil-fired Aga with four ovens that can be used for roasting, baking, simmering and warming. The kitchen, dining and family room is the main hub of the home and is a wonderful space for all of the family or entertaining guests. Step up into the utility / boot room that has plenty of space for white goods and storing coats, shoes and wellington boots.

Completing the ground floor is a further reception room with a Victorian fireplace (no longer in use) currently used as a snug. This room could also be utilised as a formal dining room, play room or music room.

An American oak staircase with built-in storage cupboards leads from the inner hallway up to the first floor. The first floor landing is extremely spacious and doors lead off to the Principal bedroom, two further double bedrooms, a shower room and a family bathroom. The principal bedroom has an en-suite shower room and fitted wardrobes. Stairs lead up to the second floor where two attic bedrooms can be found. There is some restricted head height.

The lounge and dining area has an attractive fireplace with a wood burning stove and many additional character features such as a magnificent, exposed A frame and an abundance of windows running across the length of the room on both sides making it extremely light and airy. Stairs lead up to a mezzanine currently utilised as an office. There is some restricted head height within the office area.

OUTSIDE

Church House owns the lower part of the driveway leading from the main highway down to the property with easements granted for the neighbouring properties to access their own independent driveways. Included within the title is also the public access through to the church. The access to the church located at the side of Church House falls outside of the properties main gardens and grounds.

At the front of the property a five bar gate opens into the off-road parking area with two single garages sitting side by side. Behind the garage is a shed and a greenhouse. Church House has approximately half an acre of enviable gardens bordered by an attractive stone wall. It is well-stocked with an abundance of mature trees, plants and flowers including Ornamental Pear, Copper Beech, Silver Birch, Chinese Golden Rain and a Norwegian Red Maple. There are two ponds, one next to the terrace and the other through the feature 'kissing gate' next to the vegetable produce area. Magnificent views of St Giles Church and Coppett Hill can be appreciated from much of the garden.

FLOORPLAN

GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



2ND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 2911 sq.ft. (270.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY INFORMATION

Agents Note: There are several covenants on this property as follows:

- No trade or business or manufacture of any kind shall be carried on upon the property or any part thereof other than the trade or business of farming.
- Not to display on the Property any advertisements hoardings, placards, bills, signs or writings.
- Not to keep or permit to be kept any caravan residential van or similar vehicle on the Yellow Land Provided That friends or relations of the Vendors and their successors in title may be permitted to park not more than one residential caravan at a time on the Yellow Land for a total of not more than 28 days in any year.

Services: Mains electricity and water, oil fired central heating and private drainage (septic tank).

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: G

Local Authority: Herefordshire County Council. Telephone 01432 260000

Viewings: Strictly by appointment with the selling agents

Directions: From Ross-on-Wye join the A40 heading towards Monmouth. Exit left when you see the signpost for Goodrich Castle. Continue, turning left just before The Hostelrie public house. Stay on this lane, passing Goodrich Tennis Club until you reach the property on the right. The property is signposted at the top of the driveway but please only proceed down the driveway if you have booked a viewing.

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 stay on this road around the left hand bend in the road and continue until you see the property on the right.

Postcode: HR9 6JA

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		39 E	82 B



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