



PORTLAND HOUSE

WHITCHURCH | ROSS-ON-WYE | HEREFORDSHIRE



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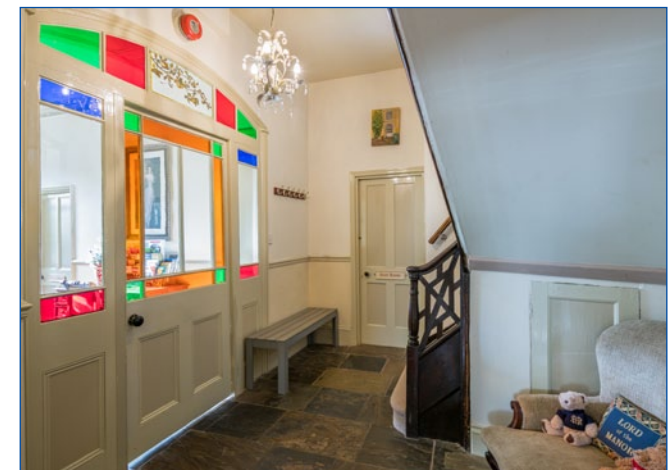
PORTLAND HOUSE IS A BEAUTIFUL, GEORGIAN GRADE II LISTED VILLAGE HOUSE CURRENTLY USED AS A SUCCESSFUL SELF CATERING HOLIDAY PREMISES. THIS THRIVING BUSINESS WITH SEVEN BEDROOMS AND SEVEN BATHROOMS IS WITHIN WALKING DISTANCE OF A PUBLIC HOUSE, INDIAN RESTAURANT AND TAKEAWAY, SHOP, CAFÉ AND FURTHER RESTAURANT. IT BOASTS AN EXCELLENT LOCATION CLOSE TO THE A40 WITH FANTASTIC ROAD CONNECTIONS TO MAJOR CITIES AND JUST A SHORT DRIVE TO MANY LOCAL ATTRACTIONS.

- Magnificent, attached Grade II listed village house •
- Thriving holiday let business generating a substantial income •
- Period features to include high ceilings, picture rails and bay windows •
 - Seven double bedrooms and seven bathrooms •
- Attractive, established and well stocked gardens with the total plot size approaching half an acre •
 - Gated entrance and ample off-road parking •
 - Located in an area of outstanding natural beauty •
- Fantastic road connections to cities such as Bristol, Cardiff, Gloucester and Cheltenham •
 - No onward chain •

Monmouth 4.6 miles • Ross-On-Wye 6.3 miles • Forest of Dean 9.1 miles • Hereford 16.2 miles • Chepstow 19.9 miles • Bristol 49.6 miles • London 137.1 miles • Cardiff Airport 54.1 miles • Bristol Airport 54.4 miles • Birmingham Airport 72.8 miles • Lydney Train Station 15.1 miles • Hereford Train Station 16.7 miles • Chepstow Train Station 22.4 miles • Gloucester Train Station 24.3 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

Whitchurch is a popular village in Herefordshire situated on the A40, connecting nearby Ross-on-Wye to the Welsh town of Monmouth. It is located near Symonds Yat and the Doward hills, so the village is popular with tourists. There are many tourist attractions in the area including Wye Valley Butterfly Zoo, The aMazing Hedge Puzzle, Goodrich Castle, Canoe The Wye, Wye Adventures and many more.

Amenities in Whitchurch village include Woods of Whitchurch shop and café, The Crown public house, Whitchurch Spice Tandoori Indian Restaurant and Takeaway, the Potting Shed restaurant and a Garage. The Old Court Hotel, restaurant and wedding venue is in nearby Symonds Yat. There are three golf courses within a 10 mile radius of Whitchurch. Monmouth Golf Club is just 4.5 miles away, the prestigious Rolls of Monmouth Golf Club 9.8 miles away and South Herefordshire Golf Club and driving range is just 10.1 miles away.

There are good connections to the main road network with the historic border town of Monmouth being just 4.6 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. 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 facilities.

THE PROPERTY

Portland House is a thriving self-catering holiday premises located in an area of outstanding natural beauty in the heart of the village of Whitchurch. It is situated close to many tourist attractions and eateries. You only need to look at their website to appreciate its popularity with many bookings already secured for 2020.

Step inside this magnificent attached property and into the welcoming hallway that has beautiful stained glass original doors and windows. Many original period features are retained throughout the building. From the entrance hall various doors lead to the ground floor rooms. Each of the rooms in the property have a name plaque on the door that affectionately labels the use of that room. From the entrance hall doors lead to The lounge and dining room.

The 'LOUNGE' is spacious and has an open fire with colourful tiled surround and it has a superb walk in bay window with glass canopy above.

The 'DINING ROOM' has space for a table large enough to seat many for dinner. It has a beautiful fireplace, a walk in bay window with glass canopy above and a range of fitted cupboards and display shelving.

A beautiful stained glass door from the entrance hall opens into an inner hallway that has doors leading off to the Boot Room, Grub Room and Lloyd Suite.

The 'BOOT ROOM' has a ceramic sink and drainer, a window to the rear courtyard and plenty of space for additional white goods, shoes, boots and coats.

Opposite the Boot Room is the kitchen, affectionately known as 'GRUB ROOM'. It





has a range of cream base and wall units, a stainless steel double sink and drainer, space for a fridge freezer, integral 4 ring gas hob and Neff oven and grill. An Aga takes pride of place in the kitchen. There is plenty of space for a breakfast table and two windows provide a side aspect view. At the end of the kitchen is a utility room that has a stainless steel sink, space for an additional fridge freezer, further white goods and a door to the rear garden.

Located on the ground floor is the 'LLOYD SUITE'. It is a spacious room with a feature fireplace and has an internal latch door that opens into a sun room. The small sun room has a door that opens directly into the garden. From the sun room a door opens into a bathroom/wet room. It has a separate bath and shower, a w.c with wash hand basin next to it and a separate pedestal wash hand basin. The Lloyd Suite has been designed with disabled access in mind.

A staircase from the inner hallway leads up to the first landing. A door from a small half landing at the bottom of the staircase reveals a cloakroom called 'COMFORT ROOM'.

'HUNTER SUITE' can be found at the top of the stairs. It is utilised as a family room as it can accommodate a double bed and two single beds. It boasts a feature fireplace, dressing room (currently used as a store cupboard), fitted wardrobes and an en-suite shower room. The window frames a view of the neighbouring field where cattle often graze.

A fire door at the top of the stairs opens out on to the first floor landing. Various storage cupboards can be found here, one of which houses two boilers. There is also a fire escape window that opens to allow access to spiral steps leading down to the courtyard garden. Along with the Hunter Suite the first floor houses the following:

'MARSTOW ROOM' has a feature fireplace and a window framing a pleasant outlook across the neighbouring land. The en-suite shower room has a white suite and ultra modern flooring.

'MONMOUTH SUITE' is a light and airy room boasting space for a four poster bed. It has a floor to ceiling sash window overlooking the front garden. The spacious en-suite bathroom has a ball and claw bathtub, pedestal wash hand basin, w.c and a storage cupboard.

'MAGNOLIA ROOM' is bright and airy with a floor to ceiling sash window allowing light to flood into the room. There is space for a double and a single bed and a door opens out to an en-suite shower room. The en-suite has a white suite that includes a circular wash hand basin.

'DOWARD ROOM' is neutrally decorated and has a floor to ceiling sash window with secondary glazing overlooking the front aspect. The en-suite shower room has a shower cubicle, w.c and circular wash hand basin with vanity unit.

A staircase leads from the first floor landing up to the second floor landing. The second floor landing has Velux style windows and a fire escape window.

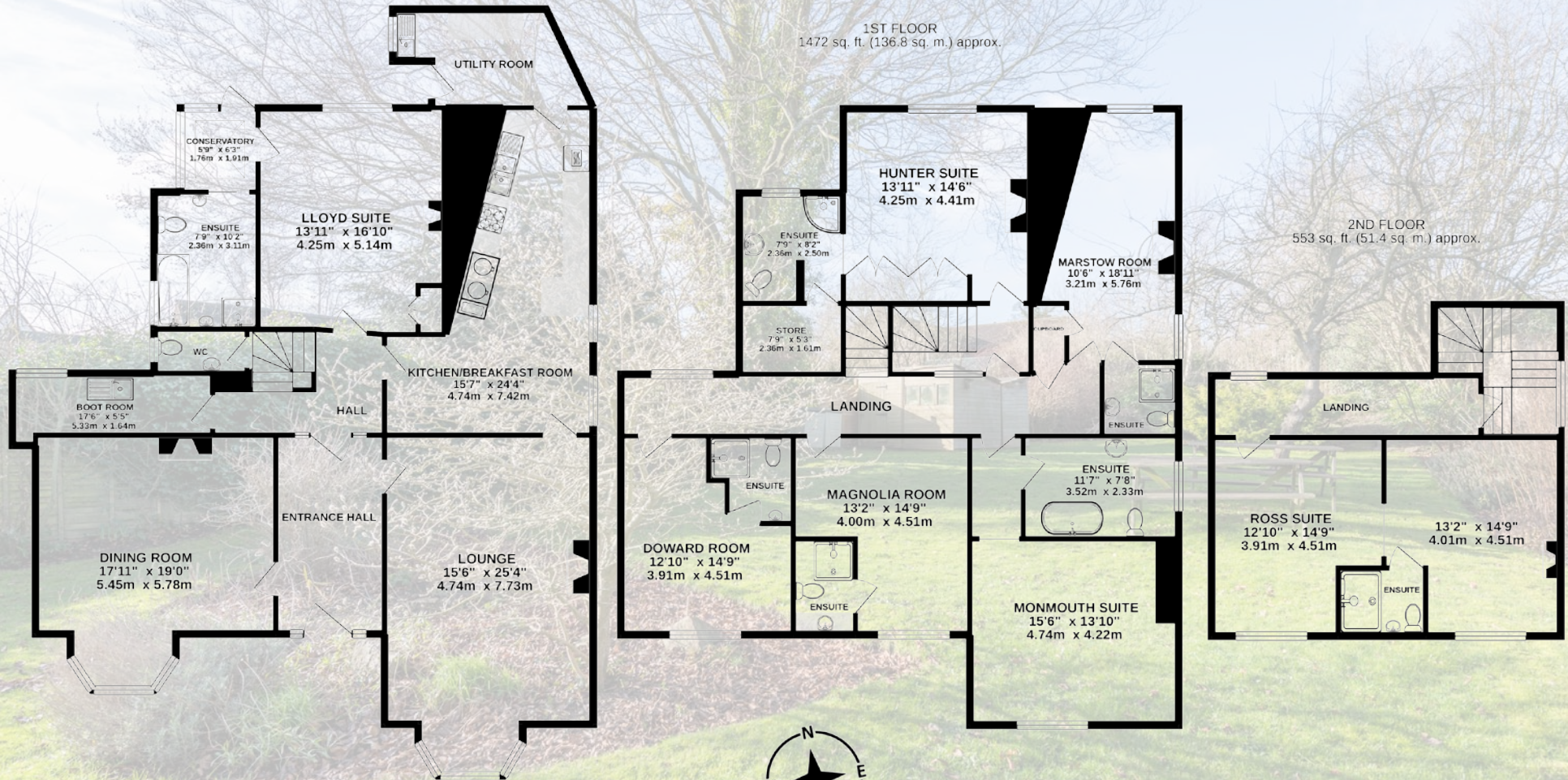
'ROSS SUITE' dominates the second floor. It comprises of an inner corridor leading to two rooms connected by an arch that combined are currently used as a family suite. Each room has large windows and secondary glazing overlooking the front aspect. The Ross Suite benefits from having an en-suite shower room.

FLOORPLAN

GROUND FLOOR
1657 sq. ft. (154.0 sq. m.) approx.

1ST FLOOR
1472 sq. ft. (136.8 sq. m.) approx.

2ND FLOOR
553 sq. ft. (51.4 sq. m.) approx.



TOTAL FLOOR AREA : 3683 sq. ft. (342.1 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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OUTSIDE

Portland House has a gated entrance between two stone pillars. The gates open on to a block paved off-road parking area for many vehicles. There are pretty flower borders surrounding the block paved area. At the side of the property a door provides side access to the rear garden.

Immediately to the rear of the property is a hardstanding with space for a hot tub and a sloped access up to an al fresco dining area. The rest of the garden is mainly laid to lawn with established flower borders that contain a variety of herbs, flowers and shrubs. An attractive summer house is currently used for storage. The garden is bordered by fencing and some stone walling. The total plot of Portland House approaches half an acre.

KEY INFORMATION

Agents Note: There is a right of access for the neighbouring property to pass across the rear courtyard. Please contact us if you require further information.

Services: Mains electricity and water, LPG central heating and Aga and mains drainage.

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.

Business Rates: Rateable Value £12,750

Local Authority: Herefordshire County Council. Telephone 01432 260000

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the A40 towards Ross-On-Wye and exit left just after the Shell Petrol Station. The property will be on the right hand side.

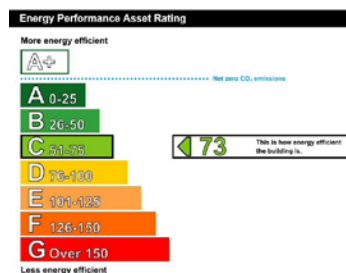
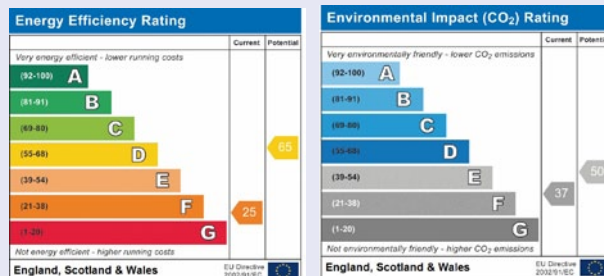
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