



THE GRANGE

MARSTOW | ROSS-ON-WYE | HEREFORDSHIRE





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THE GRANGE OFFERS THE OPPORTUNITY TO ACQUIRE A FAMILY HOME ALONG WITH 16 ACRES OF LAND, STABLES AND BOTH INDOOR AND OUTDOOR ARENAS LOCATED BETWEEN MONMOUTH AND ROSS-ON-WYE. IT IS A SUPERB EQUESTRIAN SET UP READY TO BE MOVED INTO AND ENJOYED. THE PROPERTY BOASTS FAR REACHING VIEWS AND FANTASTIC ACCESSIBILITY TO MAJOR CITIES.

- Superb converted barn with an open-plan living area and a separate study
- Four bedrooms with the master bedroom having an en-suite shower room
 - Equestrian facilities with approximately 16 acres of land
- American barn with indoor arena, stable block, tack room and solarium
 - 16 acres of land with field shelters and an outdoor arena
 - Planning permission granted for an annexe and 5 further stables
- The benefits from the solar panels will be passed to the new owners
- Good accessibility to A40, M4/M5/M50 for Bristol, Cardiff, Gloucester, Cheltenham, Newport

Goodrich 1.3 miles • Ross-On-Wye 5.0 miles • Monmouth 6.4 miles
 Hereford 16.7 miles • Chepstow 22.1 miles • Cardiff 43.5 miles
 Bristol 51.4 miles • London 157.5 miles • Cardiff Airport 56.2 miles •
 Bristol Airport 56.2 miles • Birmingham Airport 72.0 miles • Hereford Train
 Station 17.1 miles • Chepstow Train Station 22.9 miles • Gloucester Train
 Station 23.5 miles • Bristol Parkway Station 46.7 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

The Grange is located just over a mile away from Goodrich, a village bordering the River Wye. Located in the centre of Goodrich is The Hostelrie, a 19th century country inn with rooms, a restaurant and a bar. Goodrich has a primary school, post office, shop, St Giles Church, Goodrich Tennis Club and the spectacular Goodrich Castle.

Ross-On-Wye is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, restaurants, hotels, leisure centre, primary schools and John Kyrle High School. It is approximately 9 miles from the tourist attractions located at the Forest of Dean. Golf can be played at Ross-On-Wye Golf Club and South Herefordshire Golf Club.

Monmouth is located just 6 miles from the property and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth offers golf at the prestigious Rolls of Monmouth Golf Club and Monmouth Golf Club.

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. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny.





THE PROPERTY

The Grange dates back to approximately 1809 but the original barn was converted in 2003 creating the family home it is today. The property is accessed via a five-bar gate off a country lane that leads you around to the rear entrance.

The main entrance has a vaulted ceiling and a Velux window, a door to the rear opens into the ground floor cloakroom.

The majority of the ground floor space is open-plan. From the entrance hall step through into the hub of the home, the open plan, kitchen, dining and family room. It is a vast space with an abundance of character, naturally zoned by features in the room.

Step up to the kitchen and dining area that has a wooden country style range of base and wall units. Integral appliances include an induction hob with extractor fan and a fridge. A stainless steel one and a half sink and drainer sits under an arrow slit window. There is a central island with storage and a breakfast bar plus plenty of space for a family sized table. The utility room is located in a separate room just off the kitchen. There is plenty of space for white goods, along with the Grant boiler and a door straight into the garden.

From the kitchen and dining area, step down into the centre of the room, an entertaining space with a Rocal woodburning stove being the main focal point as it can be viewed and enjoyed from all aspects. Floor to ceiling windows let ambient light flood the space on both sides. Pleasant views can be enjoyed over the neighbouring fields and countryside to the front of the property. At the end of the room is a cosy snug area ideal for unwinding and watching television. A door at the end of the room reveals a private study.

A spiral staircase in the centre of the entertaining space leads up to the first floor galleried landing. The landing is spacious enough to be used as a quiet reading area where views can be appreciated of the surrounding countryside. Character features such as exposed beams and A frames are complimented by modern and contemporary glazed balustrade panels.

There are four bedrooms on the first floor. The master bedroom has 'his and hers' fitted wardrobes, access to storage in the loft and an en-suite shower room. The en-suite shower room has a shower cubicle with a curved screen, a waterfall and held held shower, a wash hand basin and vanity unit with soft close drawer, a white close coupled w.c and a heated towel rail. The second and third bedrooms have fitted wardrobes and character features. The forth bedroom has a Velux window and character features.

The family bathroom has a white suite comprising of a bath, separate shower cubicle, pedestal wash hand basin, close coupled w.c, a Velux window and a heated towel rail. A latch door opens to reveal the airing cupboard.



OUTSIDE

There are two five-bar gates at the front of The Grange, one leading to the off-road parking area at the rear of the main house and the other provides a separate access, with ample off-road parking to the stable yard.

A five bar gate opens to reveal a gravelled driveway leading to the rear of the property. There is plenty of off-road parking and a three bay carport with circular stone pillars. The carport has had planning permission granted to become an annexe to the main house. It currently has power and lighting.

Step up, through a pretty pergola on to a level lawn. The lawn is positioned next to a patio outside of the kitchen and utility area. It is a great space for al-fresco dining and entertaining. A pedestrian gate at the side of the property allows access from the enclosed formal garden into the stable yard.

The stable yard has a separate entrance from the road and a large off-road parking area providing ample parking for five additional vehicles. There is planning permission granted for five additional stables, a tack room and a fodder store within this area.

An American barn houses six stables with automatic feeders, water drinkers and mangers. There is also an indoor arena measuring approximately 30m x 10m and a hot wash with solarium. Doors to the rear allow for access straight out to the paddocks located behind the American barn. To the side of the barn is a small recuperation area with a shelter, gated on both sides.

The total plot measures approximately 16 acres. The land is split into seven paddocks enclosed predominantly by post and rail fencing with electric rope on the top rail. There is an outdoor arena with a carpet fibre surface measuring approximately 40m x 20m. A stream runs through the lower paddocks dividing the lower paddocks from established woodland.



FLOORPLAN

1ST FLOOR 88.78 sq. m.
(955.66 sq. ft.)



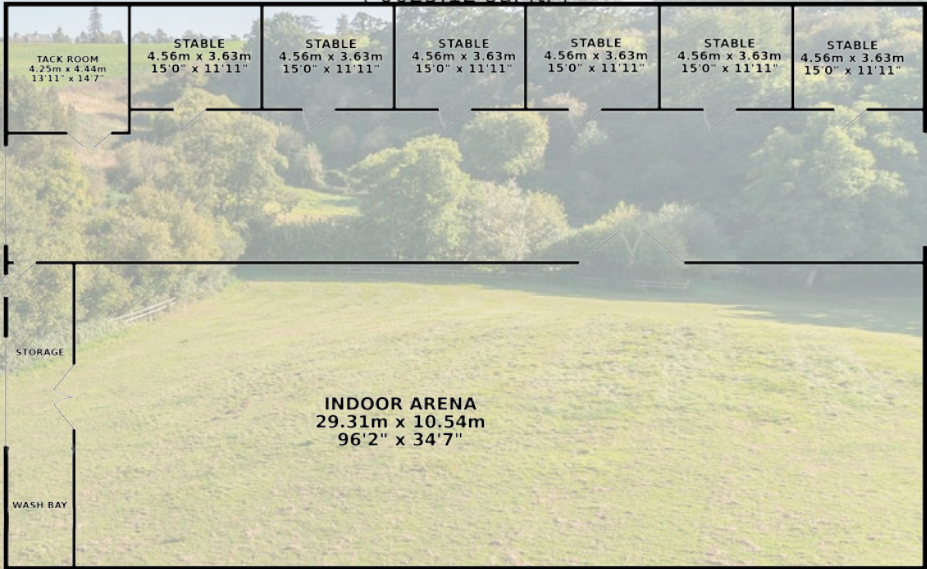
GROUND FLOOR 156.51 sq. m.
(1684.64 sq. ft.)



TOTAL FLOOR AREA : 245.29 sq. m. (2640.31 sq. ft.) 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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GROUND FLOOR 615.49 sq. m.
(6625.12 sq. ft.)



TOTAL FLOOR AREA : 615.49 sq. m. (6625.12 sq. ft.) approx.

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