WOODS OF WHITCHURCH

WHITCHURCH | ROSS-ON-WYE | HR9 6DJ

POWELLS
CHARTERED SURVEYORS · LAND & ESTATE AGENTS

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WOODS OF WHITCHURCH IS A SUPERB OPPORTUNITY TO ACQUIRE A PROPERTY WITH BOTH COMMERCIAL AND RESIDENTIAL USES. IT IS CURRENTLY A SHOP AND CAFÉ WITH DELIGHTFUL, REFURBISHED OWNERS ACCOMMODATION ABOVE. THE PROPERTY HAS AN ATTRACTIVE REAR GARDEN THAT COULD BE USED TO DEVELOP THE BUSINESS FURTHER. ALTHOUGH THIS IS A THRIVING BUSINESS IN THE HEART OF WHITCHURCH THE PROPERTY COULD BE USED FOR OTHER PURPOSES TO SUIT NEW OWNERS.

- Attractive mixed use premises refurbished to a high standard
- Superb 2 bedroom, 2 storey owners accommodation
- Thriving shop and café with opportunities to expand the business
- Located in the heart of Whitchurch village and close to local attractions
- Superb location close to A40 and M50
- Off road parking and an enclosed rear garden
- The commercial furniture and appliances could be included subject to level of offer

Monmouth 4.3 miles • Ross-on-Wye 9.1 miles • Hereford 16.9 miles
Chepstow 20 miles • Gloucester 25 miles • Bristol 49.3 miles
London 136.1 miles • Bristol Airport 54.1 miles • Cardiff Airport 54.2 miles
Birmingham Airport 73.4 miles • Chepstow Train Station 13.5 miles
Abergavenny Train Station 20 miles • Gloucester Train Station 24.9 miles
Bristol Parkway Train Station 44.4 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

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 used to 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 Take Away, the Potting Shed restaurant, Furniture Importers and a Garage. The Old Court Hotel, restaurant and wedding venue is located in nearby Symonds Yat.

Monmouth and Ross-on-Wye boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery and John Kyrle High School. Whitchurch C of E Primary School is within walking distance of Woods of Whitchurch.

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

Woods of Whitchurch is extremely attractive externally and is tastefully presented with custom made furniture from Cornwall. Subject to level of offer the current owner is willing to include within the sale the freestanding units and appliances that include the deli counter, central display unit, ice cream freezer, eco friendly chiller and the till.

Step through an arch and into the commercial kitchen and drystore. There is a sliding door to a staff cloakroom and cleaning cupboard with space for a washing machine.

The commercial kitchen has hygienic, wipe clean walls and ceiling and a range of stainless steel freestanding units. There is space for double catering sinks, a Blue Seal Turbo oven for baking, double pan deep fat fryers, 6 ring electric hob and oven, extractor fans, an upright Gram fridge, wash hand basin and further storage units. Behind the kitchen is a preparation area with space for stainless steel refrigerated prep units. A door opens into the rear garden.

A stock room and office can also be found on the ground floor. There is space for several chest freezers and further freestanding racking. A door opens into the rear garden. Stairs lead to the first floor café. The café is located in a beautiful room with vaulted ceiling making it feel spacious and airy. Original, arched, feature windows and glass doors overlooking the garden allow light to flood into the space. There is a serving counter with a sink, plumbing for a coffee machine and space for a dishwasher. The café has the capacity for 22 covers. Step up to a customer cloakroom.

Custom made, powder coated external steps lead up to the 2 bedroom, 2 storey owners accommodation. The door opens into the kitchen/ breakfast room. The kitchen has a range of French grey units, solid oak worktops and Karndeen flooring. There are integral appliances to include Neff dishwasher, electric oven, gas hob and extractor fan. Feature sliding spice racks are located either side of the oven. Attractive sash windows overlook the front aspect. A staircase to the first floor forms a natural divide between the kitchen and the sitting room.

The sitting room has two double glazed sash windows framing distant views across the A40 towards Coppett Hill.

A door from the sitting room opens into an inner hallway with a utility cupboard having space for a washing machine and dryer stack and storage cupboard. From the utility area walk through into the bathroom.

The bathroom has a white suite comprising of a bath, wall mounted wash hand basin, walk-in shower with glass screen and Mandarin Stone wall tiles, close coupled w.c and a heated towel rail.

Stairs between the kitchen and sitting room lead up to the first floor landing. The landing is spacious and could be used as a study area or library zone. Velux windows allow light to flood into the space.

The master bedroom is spacious and has space for a double bed within a contemporary alcove. The second bedroom has custom made fitted wardrobes. Both bedrooms have windows to the front aspect.

Outside

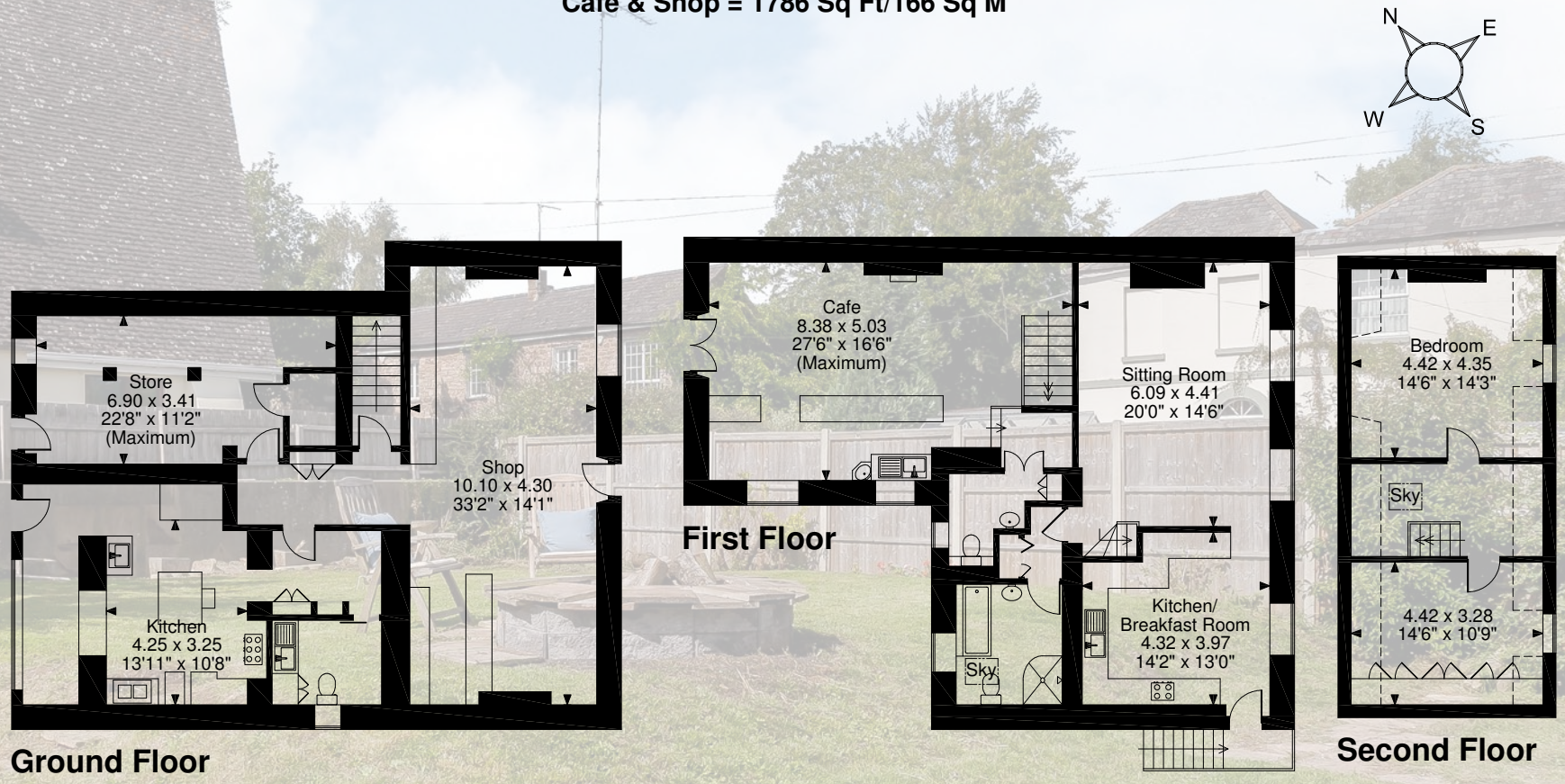
The front of Woods of Whitchurch is extremely attractive with an array of colourful pots of seasonal flowers and an attractive canopy. Lighting outside illuminates the Woods of Whitchurch sign. There is parking for one vehicle at the side of the property with a gate leading through to the rear garden.

The rear garden is mainly laid to lawn and has a paved seating area ideal for al fresco dining and could be used as a retreat for the owners or as an extension of the business. It is enclosed by fencing.

FLOORPLAN

Woods of Whitchurch, Whitchurch, Ross-on-Wye

Approximate Gross Internal Area
Main House = 957 Sq Ft/89 Sq M
Cafe & Shop = 1786 Sq Ft/166 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating 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.

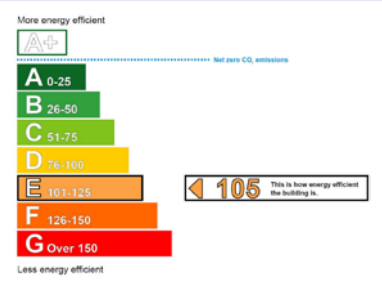
Council Tax Band: The owners accommodation is band B

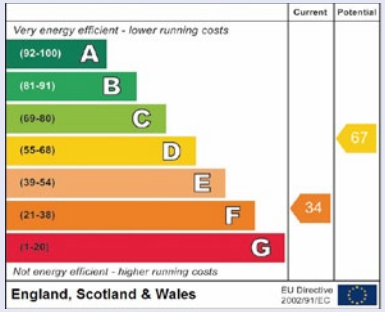
Local Authority: Herefordshire Council. Telephone 01432 260000

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 left hand side.

Postcode: HR9 6DJ





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Particulars prepared August 2019.