



Church House
Goodrich, Herefordshire



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Monmouth 5 miles, Ross on Wye 5 miles, M50 6 miles, Gloucester 18 miles
(All distances are approximate)

An historical and charming house
next to the church.

Sitting Room, Study, Dining Room, Kitchen, Garden Room, Utility

Five Bedrooms and three bathrooms (one ensuite)

Attractive Gardens

Garaging



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.





Historical Note

The village of Goodrich, in an area of outstanding natural beauty, is indeed rich with history. The 12th Century "Marcher Castle" now under English Heritage stewardship prominently commands the key river crossing at Kerne Bridge. The village over the centuries grew around the castle. Not surprising therefore that the house itself (dating back to the 17th century) is steeped in history with recent research providing fascinating insights into its earliest residents.

Situation

The thriving village has a fine primary school and popular tennis and cricket club, as well as a pub and Norman church. Numerous events are held in the active village hall. The market towns of Monmouth with its Waitrose and Ross on Wye are close by, linked by the A40/M50. Schools abound in the area in particular the Haberdasher school for boys and girls at Monmouth.

For Sale

Church House stands beside the church with lovely views towards Coppett Hill and is approached down a small cul de sac with the drive providing ample car parking and direct access into the two garages. The house is beautifully presented and since 2000 has been rewired and new bathrooms, new kitchen and staircase added.





A fabulous garden has also been created, which has on several occasions featured in the village open gardens day.

Steps down to the front door lead directly into the Sitting Room with its attractive inglenook fireplace with a multi-fuel stove. Hidden behind the chimney is the delightful study. The inner hall includes the main staircase with cupboards under and beside as well as a cloakroom. The Dining Room is close to the Kitchen which has a Mandarin slate floor and a 4 oven AGA. Maple work tops combine with a Belfast sink and cupboards to complete this attractive area. The Garden Room has three pairs of sliding doors onto the terrace and into the beautiful garden. The back door is a stable door which opens onto the drive and there is a Utility Room with a sink, plumbing for a washing machine and the boiler.

The American light oak staircase leads up to a large attractive landing with a linen cupboard and shower room. On this floor the main bedroom has an ensuite shower room and fitted wardrobes and there are two further bedrooms and a family bathroom.

On the top floor there are two bedrooms, one currently used as a work room.



Gardens and Grounds

The garden is one of the main features of the house. Beautifully created, it includes two small ponds and a terrace beside the house enjoying the views to Coppett Hill beyond the church. Rich borders abound and there are mature trees, a small vegetable garden, a potting shed and green house.

Services

Mains water and electricity. Private drainage. Oil fired heating.

Fixtures and Fittings

The fitted carpets are included in the sale. Other items such as curtains, blinds, light fittings and garden ornaments are excluded, but may be available separately.

Viewing

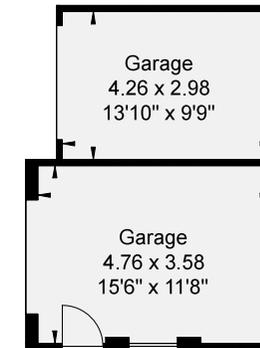
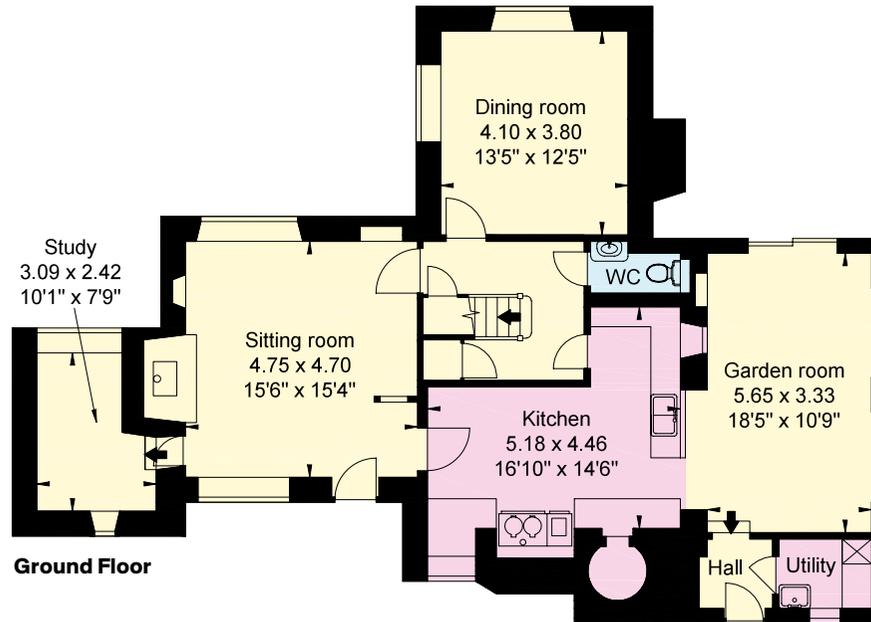
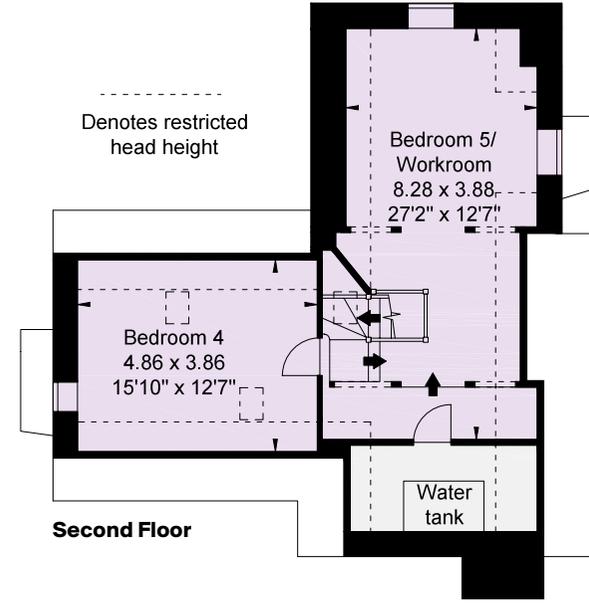
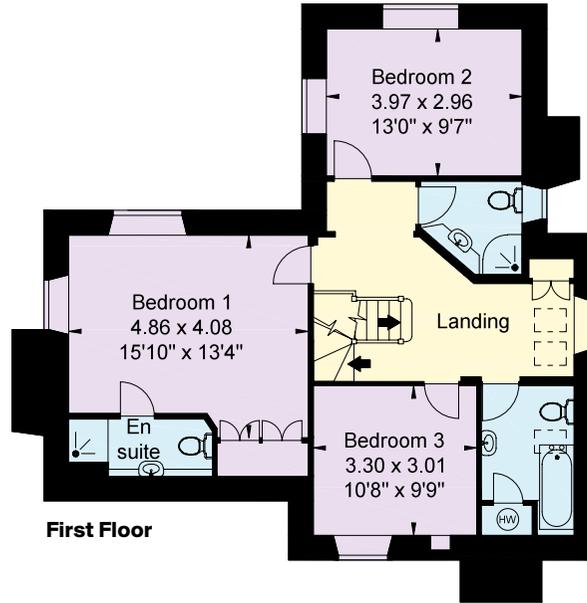
Strictly by appointment through the agents:
Knight Frank tel. 01905 723438

Directions (HR9 6JA)

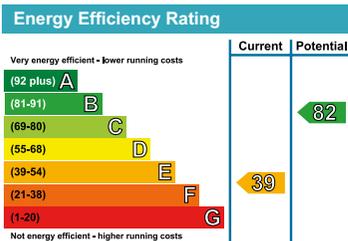
Continue from the M50 along the A40 past Ross on Wye. Immediately after Pencraig take the first left, signed Goodrich. Coming into the village take the first right and look out for a lane with the Church House sign on the left hand side after about 450m. The house is at the bottom of this lane on the right hand side.

Approximate Gross Internal Floor Area
House: 237 sq m (2,551 sq ft)
Outbuilding: 30 sq m (323 sq ft)
Total: 267 sq m (2,874 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Outbuilding
 Not shown in actual location / orientation



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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