



OLD ORCHARD

GOODRICH | ROSS-ON-WYE | HEREFORDSHIRE



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OLD ORCHARD IS A THREE-BEDROOM DETACHED BUNGALOW BENEFITING FROM UNINTERRUPTED VIEWS OF COPPETT HILL NATURE RESERVE. SITUATED ON A QUIET COUNTRY LANE AND CENTRALLY LOCATED ON A PLOT APPROACHING A QUARTER OF AN ACRE. OLD ORCHARD IS SURROUNDED BY MATURE GARDENS WHICH PROVIDE PRIVACY AND SECLUSION TO ENJOY THE STUNNING OUTLOOK. NESTLED IN THE HIGHLY DESIRABLE VILLAGE OF GOODRICH, IT OFFERS THE CONVENIENCE OF BEING WITHIN WALKING DISTANCE TO VARIOUS VILLAGE AMENITIES, INCLUDING TWO PUBLIC HOUSES. THE PROPERTY FEATURES AMPLE OFF-ROAD PARKING, AND BOASTS AN ATTACHED GARAGE AND CARPORT.

- Well presented three bedroom detached bungalow •
 - Spacious and versatile accommodation •
- Glorious bright and airy open plan sitting / dining room with wood burning stove •
- Recently updated but still offering excellent potential for further modernisation if desired •
- Stunning views to the rear aspect of Coppett Hill Nature Reserve •
 - Situated in the sought after village of Goodrich •
- Within walking distance of The Hostelrye and The Cross Keys Inn, Village Hall, Tennis Club and Goodrich Castle •
 - Generous plot approaching a quarter of an acre •
 - Ample off road parking, garage and car port •
- Superb accessibility to the major road networks of the M4/M50/M5 •

DISTANCES FROM OLD ORCHARD

Ross-on-Wye 4.5 miles • Monmouth 6.5 miles • Hereford 17.2 miles
Gloucester 20.0 miles • Cheltenham 27.4 miles • Newport 30.7 miles
Bristol 36.7 miles • Cardiff 41.6 miles • London 133 miles

Lydney Train Station 14.3 miles • Hereford Train Station 17.6 miles
Gloucester Train Station 19.9 miles

Bristol Airport 47.7 miles • Cardiff Airport 55.3 miles
Birmingham Airport 71.4 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

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.

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, cafes, restaurants, primary and secondary schools and leisure activities.

Monmouth is located just 6.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangatock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket 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

Old Orchard offers an excellent opportunity to acquire a three bedroom detached bungalow situated within the highly sought after village of Goodrich.

Updated recently by the current owners, Old Orchard allows a purchaser to simply move in, unpack and enjoy but still offers further scope if desired to add your own stamp to the property.

Step into the entrance porch which offers access to the kitchen via one door and the garage via another.

The dual aspect kitchen benefits from a range of fitted base and wall units and a freestanding electric oven and hob. A window overlooks the front aspect, and a door conveniently leads out to the rear garden.

From the kitchen, a door opens into the bright and airy sitting / dining room where light floods into this space through the large bay window. Enjoying views across the garden and towards Coppett Hill this open-plan living space also benefits from a wood burning stove.

A door leads to an internal hallway with pitched ceiling and doors to the rear garden. Five stairs take you up to the three bedrooms and shower room.

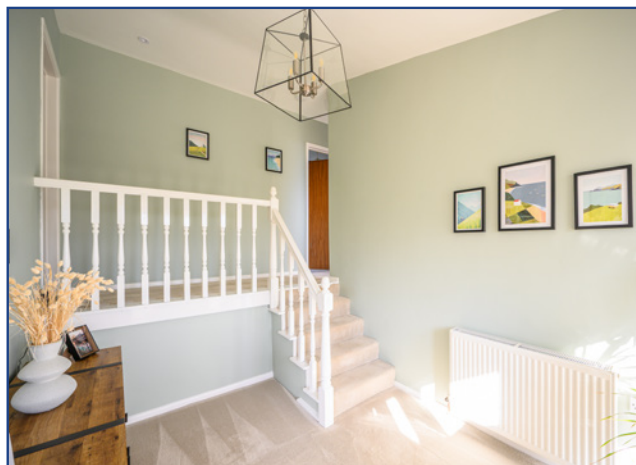
The generous principal bedroom is a fantastic space boasting excellent views towards Coppett Hill. Bedrooms two and three both benefit from fitted wardrobes and views across the front garden.

The shower room is fitted with a walk in shower, wc and vanity unit.

OUTSIDE

Approached via a set of wooden gates, Old Orchard benefits from off road parking for multiple vehicles in addition to the attached garage and car port.

Approaching a quarter of an acre, the well-established gardens wrap around the property beautifully. There are multiple seating areas to relax and soak up the superb views and enjoy alfresco dining.



KEY INFORMATION

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

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: E.

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. Continue past the exit signposted Goodrich Castle. Take the next exit signposted Goodrich. Stay on this lane, passing the Cross Keys Inn and continue until the road bends to the left. Follow this road until you reach the tennis courts which will be on your left hand side. Shortly after the courts, turn right onto Shop Lane which is signposted 30mph. Continue down the lane which will bend to the left and the property Old Orchard will be found shortly after on your right hand side.

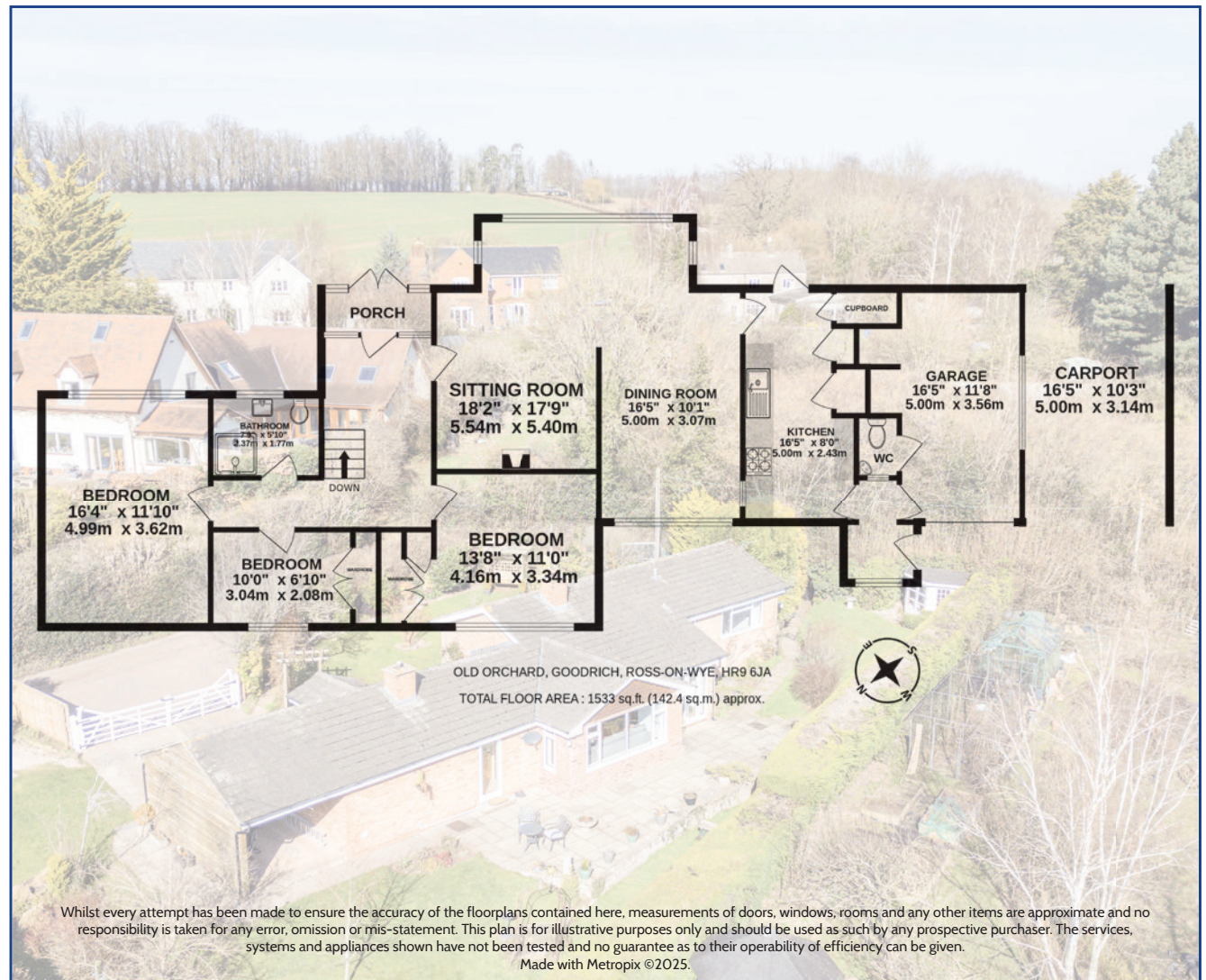
From Monmouth join the A40 heading towards Ross-on-Wye. Exit left when you see the signpost for Goodrich. Follow the road around to the right and cross over the dual carriage way bridge. At the Cross Keys Inn turn left and continue until the road bends to the left. Follow this road until you reach the tennis courts which will be on your left hand side. Shortly after the courts, turn right onto Shop Lane which is signposted 30mph. Continue down the lane which will bend to the left and the property Old Orchard will be found shortly after on your right hand side.

Postcode: HR9 6JA

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ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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