



GOODRICH

Guide price **£550,000**



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OLD ORCHARD

Goodrich, Ross-on-Wye, Herefordshire HR9 6JA



Three bedroom detached bungalow
Spacious living accommodation
Highly sought after village location

A spacious, modern and well proportioned three bedroom detached bungalow, situated on a plot approaching $\frac{1}{4}$ of an acre. The property is positioned on a quiet lane in the highly sought after village location of Goodrich.

Goodrich boasts a vibrant community with amenities pubs, and restaurants, school and village hall providing essential services and opportunities for socialising. With fantastic transport links, Goodrich caters for all.



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£550,000



KEY FEATURES

- Three bedroom detached bungalow
- Spacious living accommodation
- Off road parking, garage, car port
- Highly sought after village location
- Fantastic transport links
- Plot approaching 0.25 of an acre



STEP INSIDE



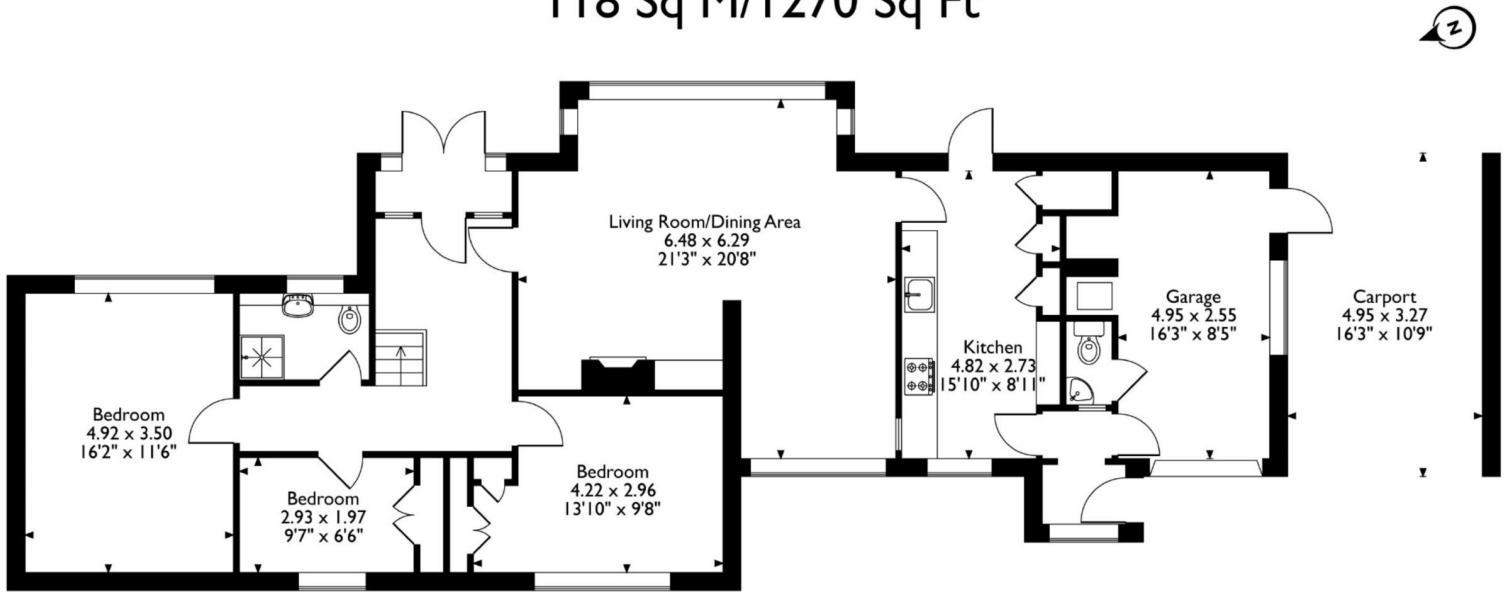
Accessed via an entrance porch, a door leads into the kitchen. The kitchen comprises a range of fitted wall, base and drawer units, being ready for immediate use with an electric oven and hob, sink unit, with a window to the front aspect and patio door leading to the rear, from the kitchen, a door leads to the heart of Old Orchard, where a spacious and open-plan living room and dining room await.

This room is bathed in natural light from a box bay window, this inviting space offers breathtaking views of the magnificent country hills.

On the opposite side, another window frames the charming front garden. The ambiance is enhanced by a wood-burning stove, creating a cosy aesthetic.

Thoughtfully separated from the living and entertaining areas by a hallway with a pitched ceiling and feature lighting, are three bedrooms and the shower room.

Approximate Gross Internal Area 118 Sq M/1270 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The principal bedroom is expansive and boasts stunning views of the hills and village. The further two bedrooms overlook the immaculate front garden, with one currently used as a home office and both benefitting from fitted wardrobes.

The shower room, also located in this section of the home, features a walk-in electric shower, a vanity unit, WC, and plenty of storage space.

STEP OUTSIDE



Nestled off a tranquil country lane, Old Orchard is accessed through a set of wooden gates which leads to parking for several vehicles, this leads to the car port and single garage. The mature, low-maintenance garden wraps around the home, featuring a variety of shrubs and flowers that provide year-round colour and border a level lawn.

The rear garden is framed by breathtaking scenery, with an extensive sun-trap patio offering an ideal spot to soak in the spectacular setting. The sun rises over Howle Hill, travels around the high slopes of the Forest of Dean and Coppett Hill, and finally sets over the garage. The last rays of sunlight illuminate the front of the home, where a secret corner of the front garden captures the evening sun beautifully. This secluded spot is perfectly sized for a table and chairs, making it an ideal place to enjoy long summer evenings.

INFORMATION

Postcode: HR9 6JA
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

From Ross-on-Wye, take the A40 towards Monmouth and stay on this road for approximately three miles. After passing through the village of Pencraig, take the exit towards Goodrich. Follow the road down the hill, passing the cricket club on your right, and The Hostelrie on your left. The right-hand turning for Shop Lane is not denoted but it is opposite the village hall. Old Orchard is found along here on the left-hand side of the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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