



WHITCHURCH

Guide price **£475,000**



ARCHER & CO

THE FORGE

Whitchurch, Ross-on-Wye, Herefordshire HR9 6DJ



Charming, four-bedroom cottage
Generous gardens to the front and rear
Highly desired village location

A stunning four-bedroom semi-detached cottage, The Forge is rich with history and character, having originally served as a working forge until the 1930s. Nestled in the heart of Whitchurch, a thriving village near Ross-on-Wye, this unique property beautifully blends period charm with modern conveniences, offering a rare opportunity to own a home with both heritage and practicality.



Guide price
£475,000



KEY FEATURES

- Charming, semi-detached cottage
- Four well-appointed bedrooms, modern family bathroom
- Generous, landscaped garden to the front and rear
- Beautifully updated to a high standard throughout
- Detached garage and workshop, parking.



STEP INSIDE



Stepping inside, you'll immediately notice the historical features that set this home apart. Several original elements, such as handcrafted doors and exposed ceiling timbers, remain intact, offering a glimpse into the property's storied past. The ground floor is particularly spacious, with a variety of rooms to suit modern family life while maintaining its cosy, cottage ambiance.

The inviting sitting room, filled with natural light, serves as the heart of the home and features a fireplace, perfect for cosy evenings. Adjacent to the sitting room is the formal dining room, ideal for hosting family dinners and special occasions. The kitchen, with its well-appointed layout, balances functionality and charm, while the separate utility room provides additional space for household tasks.

For those who work from home or require a private study, the ground floor includes a versatile room that can serve as a home office, library, or creative space. A ground-floor bedroom adds flexibility, offering accommodation for guests or older family members.

Upstairs, the property features three well-proportioned bedrooms, each with its own unique charm. The master bedroom is a tranquil retreat, with its own spacious en-suite facilities, while two additional bedrooms provide ample space for children or guests. The family bathroom is a bright, modern space that has been tastefully updated to meet contemporary needs, while still fitting in with the cottage's period charm.

Approximate Gross Internal Area
 Main House = 154 Sq M/1658 Sq Ft
 Garage/Workshop = 34 Sq M/366 Sq Ft
 Total = 188 Sq M/2024 Sq Ft



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 Forge represents a unique opportunity to acquire a family home full of character in the heart of Whitchurch, a vibrant village with excellent amenities and a welcoming community. Its blend of original features, generous living spaces, and a large garden make it an ideal choice for those seeking a blend of history and modern convenience.

With outstanding schooling options, plenty of local amenities, and easy access to major road networks, this property offers the best of both worlds: tranquil village life and the convenience of nearby towns and cities.

This home is truly a rare find, combining historical charm with modern functionality, all within a picturesque and convenient setting.

STEP OUTSIDE



One of the standout features of The Forge is its large, private garden. Enclosed and safe for children to play, it offers an ideal setting for outdoor activities, gardening, or simply relaxing in the peace and quiet of the countryside.

The detached garage and workshop provide not only secure parking for four or more cars but also a significant amount of additional storage space, making it ideal for families.

INFORMATION

Postcode: HR9 6DJ
Tenure: Freehold
Tax Band: E
Heating: Gas LPG
Drainage: Private
EPC: F





DIRECTIONS

From either Ross-on-Wye or Monmouth, leave the A40 dual carriageway at Whitchurch and continue into the village centre. Turn left at the village shop and proceed along the lane where the property will be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G	26	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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