



Hamilton Stiller

THE BARGE HOUSE

GOODRICH, HR9 6JD

Guide Price: £800,000

The spellbinding River Wye runs next to this gorgeous converted stone barn, which is set within a plot of idyllic land, more than two acres in size. The four-bedroom home itself radiates a wonderfully rustic and restful ambience and carries an abundance of striking details.

Four bedrooms, three with en-suite facilities •
Master with mezzanine floor •
Open-plan lounge/kitchen/dining area •
Open-plan utility room/snug • Enclosed patio •
Outbuilding hosting a single garage, double carport, and former stable • Gated driveway •
Set within approximately two and a half acres of land including a beautifully-kept lawn and a vegetable garden •
Two jetties, giving private access onto the River Wye.

The Barge House is perched in the heart of the Wye Valley AONB; the home is set at the point where the Garren Brook joins the River Wye, so it boasts incredible waterside views and also has single bank fishing rights (on the Garren only).

In terms of schooling, there are two primary schools close by – Whitchurch CE (VA) Primary is one mile away and this carries an ‘Outstanding’ Ofsted grade, whereas Goodrich CE Primary is around one and a half miles away and this has attained a ‘Good’ Ofsted score. The two nearby market towns of Ross-on-Wye and Monmouth offer reputable secondary school options.









A wide, wooden front door leads into the open-plan lounge, kitchen and dining area, a space that grants an exceptional first impression to the home. There are exposed brick and stone walls, magnificent wooden beams and a flagstone floor. In the centre of this space, a brick fireplace separates the expanse into two zones – a lounge to the left and a kitchen/dining area on the right.

The recently-fitted kitchen contains high-quality items, such as an induction hob and a self-cleaning oven. One of the loveliest focal points is the La Nordica America wood-burning cooker. The kitchen and dining area also holds a perfect reading nook; a grand box bay window gives an unparalleled view of the River Wye.

Another lovely bright and airy open-plan area is tucked away at the back end of the home; light pours in through two skylights as well as windows at either end of the building – there is a large utility room on one side of the expanse and a peaceful snug – which features built-in bookshelves – at the other. A reclaimed tiled floor serves as yet another magnificent feature.

A bespoke wooden stairway with ornate metal balusters leads up to the first floor of the property. The galleried landing features a vaulted ceiling, roof trusses, a skylight and another exposed brick wall.

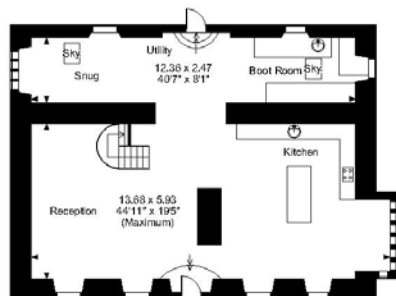
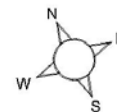
This level of the property includes the master suite – a vast dual-aspect room which enjoys a fantastic view of the river. There are substantial built-in wardrobes, as well as steps leading up to a mezzanine floor, which is utilised as a home office. The master suite also has access to a 'Jack and Jill' shower room which can also be accessed from the landing. There are two further bedrooms on this floor, one of which has an en-suite shower room.

The top floor of the property contains another bedroom which has an en-suite bathroom. This space has a lockable door at the bottom of the steps so this could make an ideal guest suite.

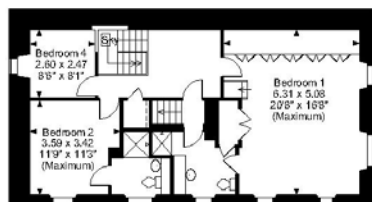




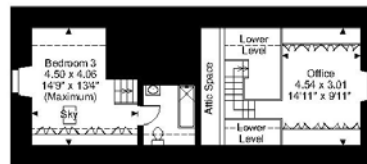
Approximate Gross Internal Area
Main House = 2465 Sq Ft/229 Sq M
Garage = 280 Sq Ft/26 Sq M
Stores = 597 Sq Ft/56 Sq M
Total = 3342 Sq Ft/311 Sq M



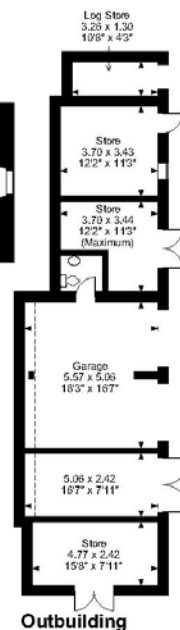
Ground Floor



First Floor



Second Floor



Outbuilding

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Services

General

Oil-fired central heating. Mains water, electricity and drainage. Fibre broadband available.

Local Authority

Herefordshire Council

Council Tax

Band G

Directions

From Ross-on-Wye, take the A40 towards Monmouth and stay on this road for approximately five miles.

Take the exit for the A4137 and turn almost immediately right on to the B4229 towards Goodrich. The entrance to The Barge House will be on the right-hand side, opposite Newmills Hill.

Monmouth 5.5 miles • Ross-on-Wye 5.5 miles
Hereford 16 miles • Gloucester 24 miles
Cheltenham 32 miles • Bristol 40 miles

(All distances are approximate)

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