



OLD ORCHARD

SHOP LANE, GOODRICH

HEREFORDSHIRE, HR9 6JA

Guide Price: £600,000

Tucked away in a peaceful and private corner of a sought-after south Herefordshire village, this three-bedroom bungalow boasts a striking panoramic view of rolling hills and countryside. The home itself has been modernised by the present owners, carrying a chic open-plan living expanse and is encircled by a handsome landscaped garden.

Three bedrooms • Open-plan living room/dining room • Kitchen • Two hallways • Shower room • Cloakroom • Garage • Carport • Gated driveway • Summerhouse • Expansive patio •

Goodrich sits within the centre of the Wye Valley Area of Outstanding Natural Beauty, lying beneath Coppett Hill, a peak that gives good walks and a splendid view of the River Wye. The village houses two excellent pubs, The Hostelrie and The Cross Keys, both of which garner rave reviews for food and atmosphere. In addition, Goodrich Village Hall is a fantastic community venue that frequently hosts various fitness classes and also operates as a pop-up cinema. In terms of schooling, there is an extremely well-regarded primary inside the village which has attained a 'Good' Ofsted score.





The heart of the home at Old Orchard is a capacious and open-plan living room and dining room. Plenty of natural light pours into this space through a vast box bay window - which exhibits the magnificent country hills exquisitely - as well as a window on the opposing side of the home which frames the attractive front garden. The expanse also features a wood-burning stove which gives a cosy aesthetic.

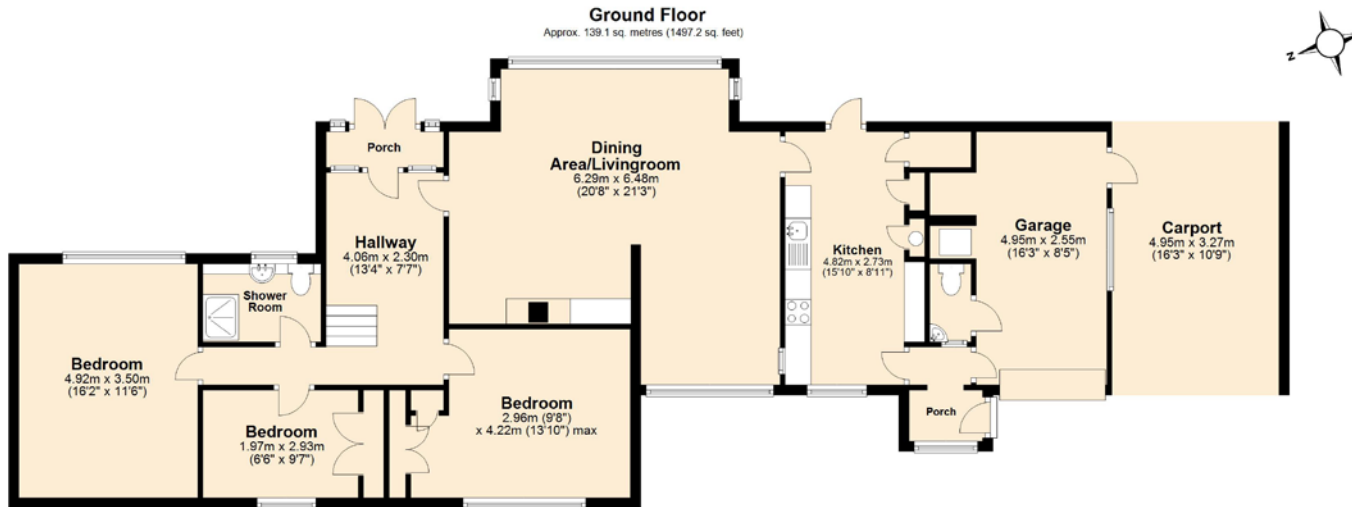
There is a hatch which links the dining area with the kitchen - a space which gives a new owner a chance to put their own stamp on the property.

The sleeping quarters are separated from the living and entertaining side of the home by a hallway. Five steps lead up to a corridor which links the three bedrooms. The spacious master bedroom boasts a view of the spectacular hills and skyline of the village. The other two bedrooms display a view of the immaculately kept front garden and contain built-in wardrobes.

The shower room is also found in this area of the home and includes a walk-in electric shower, a vanity unit, WC and plenty of storage space.

Old Orchard is set off a country lane, behind a set of wooden gates. The mature, low-maintenance garden wraps completely around the home and a variety of shrubs and flowers - which bring year-round colour to the garden - border a level lawn.

The rear garden is framed beneath the magnificent scenery and an extensive sun-trap patio presents one with an ideal place to soak-in the spectacular setting. The sun rises over Howle Hill, travels around the high slopes of the Forest of Dean, then Coppett Hill, before finally passing over the garage. The last rays of the day's sunlight hit the front of the home and, in a far corner of the front garden, there is a secret area which catches the evening sun beautifully. This is the perfect size for a table and chairs - making it an ideal place to enjoy the long summer evenings with a delectable drink.



Total area: approx. 139.1 sq. metres (1497.2 sq. feet)



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.

General

Services

Oil central heating. Mains water, electricity and drainage. Telephone line, broadband and satellite television.

Local Authority

Herefordshire Council. Council tax band 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 Penraig, 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.

Tenure

Freehold

Monmouth 5 miles • Ross-on-Wye 5 miles
Hereford 16 miles • Gloucester 24 miles
Cheltenham 32 miles • Bristol 40 miles
(All distances are approximate)



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