



# ROCKLANDS FARMHOUSE

GOODRICH, ROSS-ON-WYE  
HEREFORDSHIRE HR9 6JN

£650,000

**A Beautiful Grade II Listed 6 Bedroom attached Farmhouse with striking features set on the Fringes of Goodrich and Symonds Yat in an AONB enjoying Views to Coppet Hill and Symonds Yat with the Benefit of Approximately  $\frac{3}{4}$  of an Acre Woodland. The Property offers a Lovely Lifestyle choice of Perfect Country Living with a Real Rustic Charm Reminiscent of its Era. The Property offers Huge Potential with a Manner of Outbuildings which would make Ideal Holiday Lets/ Ancillary Accommodation, Subject to the Necessary Consents**

Ross on Wye 8.2 miles Monmouth 6.3 miles Hereford 16.8 miles Cheltenham 8.2 miles Gloucester 20.8 miles Newport 30 miles to M4 A40 0.5 mile M50 8.2 miles

(All distances are approximate)









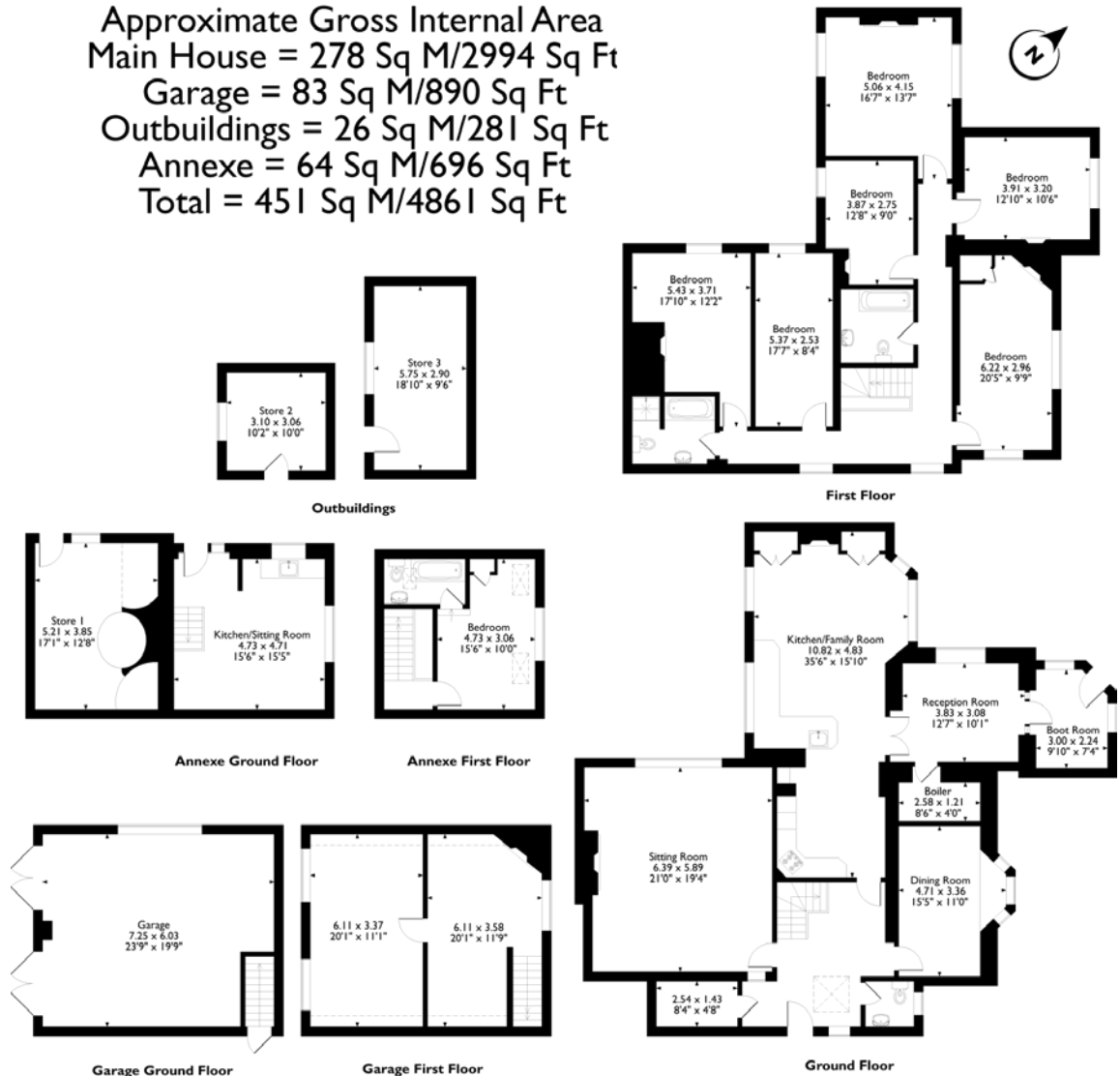
Location - Rocklands Farmhouse is in a highly sought after hamlet on the outskirts of Goodrich in the beautiful Wye Valley AONB. The pretty, bustling market towns of Ross-on-Wye and Monmouth are approximately equidistant from the property, and there is direct access to the public footpath network for both riverside and country walks. Convenient easy access to the A40, to Newport, Bristol and Cardiff to the South and Tewkesbury, Worcester and Birmingham to the North. There is excellent schooling from both the private and state sectors including; Ofsted "Outstanding" primary school at Whitchurch, primary school at Goodrich, Haberdashers at Monmouth and John Kyrle High School at Ross-on-Wye.

For Sale Freehold(TBV by your solicitor) - The Canopy Entrance Porch leads into a good sized entrance/ boot room with fabulous flagstone floor which flows through into the internal lobby, Boiler/utility room with plumbing for washing machine. •Dining kitchen. The room is streamed with light from the dual aspect windows and really is a great room for family/ entertaining. The dining area has a feature fireplace housing the 'Villager' wood burning stove and either side of the fireplace are built-in dressers. The kitchen area is well appointed with a range of oak fronted units with display cabinets, wine rack and peninsula unit and is complimented with built in double oven, hob, microwave, dishwasher and fridge freezer •inner Hallway leads to cloakroom with two piece white suite and door to walk in pantry with shelving. •The sitting room has a most striking stone inglenook fireplace which dominates the one wall and is fitted with a 'Villager' wood burning stove. The room has a lovely rustic charm with beautiful exposed timbers to one wall and feature windows with the original shutters. •The dining room has exposed stone wall and a bay window • Galleried landing to. Six double bedrooms and two family bathrooms one contemporary with three piece white suite with power shower over the bath and a traditional with three piece white suite





Approximate Gross Internal Area  
 Main House = 278 Sq M/2994 Sq Ft  
 Garage = 83 Sq M/890 Sq Ft  
 Outbuildings = 26 Sq M/281 Sq Ft  
 Annexe = 64 Sq M/696 Sq Ft  
 Total = 451 Sq M/4861 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.

Gravel driveway flanked by stone walling and mature hedging. Landscaped gardens with lawn leads through the archway patio with raised ornamental border featuring an old cider press. •Double Garage and Chauffeurs flat -cobbled courtyard, with two out buildings and an original laundry/ bake room. Swallow Cottage – Annexe, this is a two storey property with open plan sitting/ kitchen to ground floor and a double bedroom and bathroom to first floor with its own electricity supply. •The ¾ of an acre woodland is accessed just across the drive and offers views across to Symonds Yat.

Services - as a resident you can become a shareholder in The Coppett Hill Trust, a local nature reserve. Oil fired central heating, septic tank and mains water. Fibre optic broadband is available. Double glazed sash windows

Council Tax -Herefordshire Council  
 01432 260000 Band F

Directions - From Ross-on-Wye follow the A40 towards Monmouth and take the exit at Goodrich, and then turn immediately right (before going back over the A40) and continue along the B4229 for approximately half a mile taking the first turning right and then immediately left through stone pillars onto the track. Follow the track and at the fork continue round to the left, keep left and the property will be found just to the right through the five bar wooden gate



Man of Ross House, 34 High Street,  
 Ross on Wye Herefordshire HR9 5HD  
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**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.