



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

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- Character Four Bedroom Cottage
- Spacious Ground Floor Accommodation
- Three Large Reception Rooms
- Well Appointed Modern Kitchen
- Ground Floor Bedroom & Shower Room
- Ensuite to Master Bedroom
- Private, Level Front & Rear Gardens
- Detached Garage & Private Large Driveway
- Walking Distance of Village Shop & School

Offers Over

£450,000

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DESCRIPTION

A deceptively spacious and characterful, period cottage offering an abundance of original features and heritage. This former forge dates to the late 1770s standing on a sizeable plot with mature gardens to both the front and rear with a sunny aspect throughout the day. The cottage offers generous ground floor reception space with several flexible reception rooms as well as ground floor bedroom accommodation or an annex, if required. Benefiting from a large, detached garage / workshop the house is in a thriving, popular South Herefordshire village almost equidistant to both Monmouth and Ross-on-Wye.

SITUATION

The property is located in the popular South Herefordshire village of Whitchurch, providing fantastic road link access to South Wales, The Midlands, Hereford as well as The Forest of Dean. Whitchurch is a popular and thriving village just south of Ross-on-Wye. The cottage is incredibly private with large front and rear gardens. Woods of Whitchurch is a well-supported village store with a small coffee shop, within short level walking distance. The village provides a highly-respected primary school and several restaurants, whilst being easily accessible to the desirable AONB of Symonds Yat, offering plentiful beautiful walks and a plethora of outdoor leisure pursuits.

ACCOMMODATION

A welcoming entrance **Hallway / Reception Room** invites you into this period property with exposed stone walls and quarry tiled flooring. There is a deep bay window to the front and doorways leading into the main reception room and a ground floor bedroom. The **Main Reception Room / Sitting room** is a fantastic space offering deceptively large proportions and high ceilings with beams providing plentiful character and large windows to the front and rear overlooking both gardens surrounding the cottage. There is a large woodburning stove to one wall with alcove storage space and doorway leading into the dining room. A second doorway to the rear, follows into the **Ground Floor Bedroom** accommodation and **shower room** with **ground floor cloakroom**. The **Ground Floor Cloakroom** provides a lavatory and wash hand basin and rear facing window with a shower room with shower cubicle opposite. Beyond this is a **Ground Floor Double Bedroom** offering space for a double bed with a pleasant outlook onto the rear garden, and

a wash hand basin with access back into the reception room hallway. This end of the house could provide great opportunity as an annex. Adjacent to the Sitting Room is a spacious, light filled **Dining Room** with a view over the well-established front gardens, with a high ceiling and an exposed stone wall with alcove to the side and an electric woodburning stove inset. The original main entrance can be found here which is still fully useable. The dining room is conveniently located adjacent to the **Kitchen / Breakfast Room** which is a beautifully presented room overlooking the rear gardens. The kitchen is fully fitted with quality floor and wall storage units with quality oak worktops and ample space for a breakfast table. Integrated appliances include a double Neff oven, fridge freezer space and dishwasher. There are various pantry pull out cupboards offering an abundance of storage space. Doorway from the kitchen follows into a **Utility Room** providing access to the garden and a rear porch which is useful for muddy boots. This room provides fitted storage units and a wall mounted boiler. There is a sink with drainer and space for a washing machine and an upright fridge freezer.

There is a charming, light **Study** to the ground floor with a large window to the front and an exposed stone wall with bookshelves into the alcoves, staircase leads to the first floor and landing area.

FIRST FLOOR

To the first floor is a deep airing cupboard offering storage space. The **Master Bedroom** is sizeable with plentiful light and an attractive fireplace with fitted wardrobes to either side of the chimney breast into the alcoves. An **Ensuite Shower Room** offers modern fixtures and fittings and two deep airing cupboards for storage space. There is a double, step-in modern shower with tastefully tiled splash backs. There is a wash handbasin with a vanity unit beneath as well as a low flush lavatory and rear facing window. The floors are exposed wood complementing the interiors throughout.

The **Second Bedroom** is a double bedroom to the front with wood flooring. **Bedroom Three** offers space for a double bed and is rear facing. Adjacent to this is the **Family Bathroom** providing a bath with shower over, wash hand basin and lavatory, with a rear facing window.

OUTSIDE

The Forge provides a generous amount of outside space with a large frontage. The plot is enclosed and safe for families, it is well suited to keen gardeners or those looking for sizeable private outdoor space. To the front of the house is a deep driveway suitable for several vehicles. There is a lawned garden to the front which is enclosed and which benefits from the late afternoon / evening sun. The rear garden offers an abundance of well-established shrubs and planted borders as well as a generous level lawn and a graveled area with a green house.

The cottage also benefits from a large **Workshop** to the side and a further **Garage** with electricity and an up and over door to the front, measuring 17'8 x 14 ft.

LOCAL AUTHORITY

Herefordshire County Council

EPC

Band F

GENERAL

Mains Drainage

LPG Gas Central Heating

VIEWING

Strictly by appointment with the Agents:

David James, Monmouth

Tel 01600 712916.

OFFERS OVER

£450,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	26 F	
1-20	G		

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









Whitchurch, Ross-on-Wye, HR9

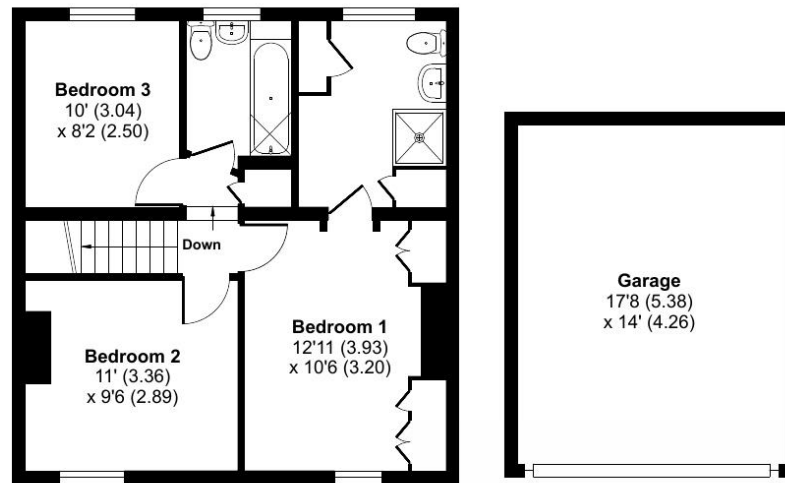
Approximate Area = 1652 sq ft / 153.5 sq m

Garage = 247 sq ft / 22.9 sq m

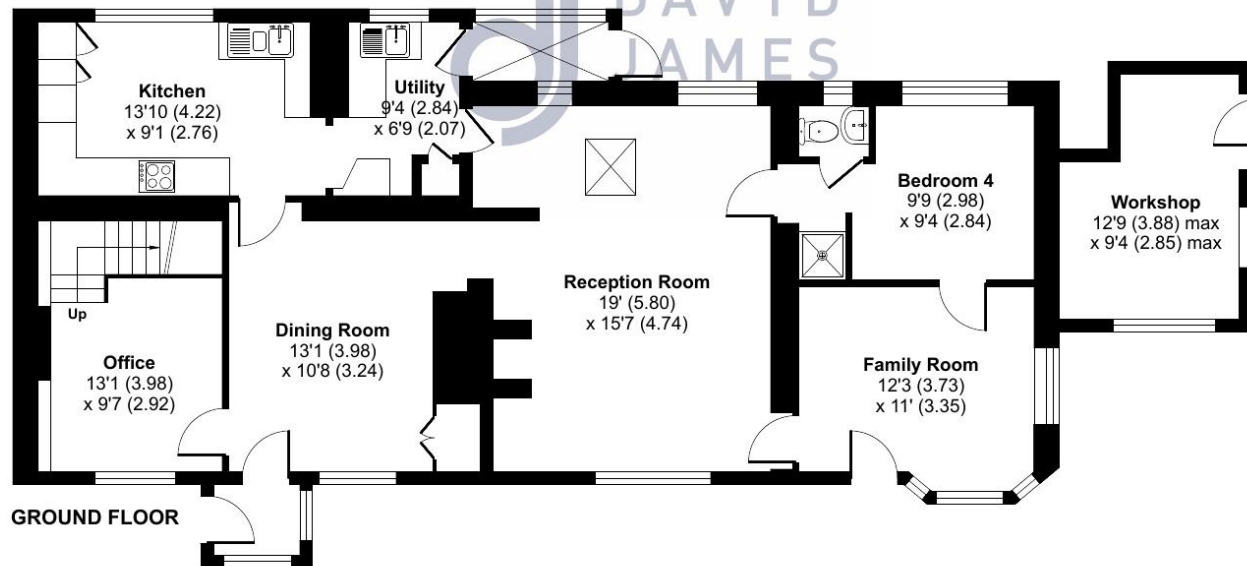
Outbuilding = 110 sq ft / 10.2 sq m

Total = 2009 sq ft / 186.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for David James. REF: 1365273