



Llangarron,  
Ross-On-Wye, Herefordshire. HR9 6PF.

**RICHARD BUTLER**  
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## Llangarron Ross-On-Wye Herefordshire HR9 6PF

### Freehold

Set in approximately 6 acres of perfectly set-up level paddocks, this peaceful hidden gem of an equestrian property consists of a deceptively spacious 3/4 double bedroom (one en-suite) barn conversion with 2 storey self-contained annexe. With far reaching uninterrupted views, an all-weather menage, open fronted stable block and fabulous out-riding, viewing is highly recommended. EPC Main House D & Annexe D

Located approximately 1 mile from the village of Llangarron and approximately 7 miles south west of the market town of Ross-on-Wye where a good range of shopping, social and sports facilities can be found. The situation is thought ideal for commuting, being just 3 to 4 miles from the A40 dual carriageway, giving good access to the Midlands via the M50/M5, Fabulous off road out-riding on the neighbouring 800 acre farm. South Wales via the A40/M4 and Bristol via the Severn Bridge.

#### The property is entered via:

Hardwood double glazed, double doors leading to:

#### Entrance Hall:

Being extremely light and spacious with attractive wood laminate flooring throughout. Staircase with split level landing providing access to first floor part galleried landing. Ledge and brace solid oak door providing access to:

#### Sitting Room/Potential Bedroom 4: 15'11" x 14'3" (4.85m x 4.34m).

A lovely light and airy dual aspect double glazed windows to front and uPVC double glazed rear aspects. Under stairs shelved area. Exposed ceiling timbers, wall lights, TV and telephone points.

#### From the reception hall a further ledge and brace door gives access to:

#### Kitchen/Breakfast Room: 14'5" x 13'3" (4.39m x 4.04m).

With double glazed window to front aspect. A very attractive range of oak fronted, bespoke free standing kitchen units with Belfast sink, fitted wall mounted, oak fronted display cabinets. Fitted corner unit which would make an ideal larder. Rangemaster induction hob. Exposed ceiling beams, quarry tiled flooring. Hardwood double doors provide access to rear gardens. Solid oak ledge and brace door through to:





#### **Inner Lobby:**

With a continuation of the quarry tiled flooring. Attractive exposed beams and antique brass lamp. With matching solid oak ledge & brace door:

#### **Downstairs WC:**

Again with quarry tiled flooring. Low level WC, pedestal wash hand basin with tiled splash backs, light. Hanging space for coats.

#### **Utility Room: 8'3" x 7'10" (2.51m x 2.39m).**

Having uPVC double glazed window to rear aspect. Stable door to rear gardens with quarry tiled flooring. Floor standing Worcester Greenstar Heatslave combination oil fired boiler.

#### **L Shaped Living Room: Maximum measurements: 25'2" x 14'3" (7.67m x 4.34m).**

With an expanse of hardwood double glazed windows to front aspect, arrow slit windows to side aspect. Hardwood double doors provide access to rear garden. A lovely light and spacious character room with exposed ceiling timbers and wall timbers. Fitted wood burning stove on a raised stone hearth and exposed cast flue. Solid oak ledge and brace door provides access to stairwell which leads to:

#### **Master Bedroom Suite: 17'1" x 11'5" (5.21m x 3.48m).**

##### **Dressing Area: 11'5" x 8'7" (3.48m x 2.62m).**

With velux window to rear aspect. Exposed ceiling beams, eaves storage. Ledge and brace door to:

##### **Bedroom: 11'5" x 8' (3.48m x 2.44m).**

With velux window to rear aspect. An expanse of fitted units to either side of the eaves space with exposed ceiling beams.

##### **En-Suite Shower Room:**

With exposed ceiling and wall timbers. White suite comprising low level WC, pedestal wash hand basin, tiled splash backs. Walk in enclosed shower cubicle with tiled splash backs and mains pressured shower.

#### **From the reception hall a split level landing provides access to: Bedroom 2: 14'11" x 14' (4.55m x 4.27m).**

With large diamond shaped feature window to side aspect which floods the room with an abundance of natural light, velux window to rear aspect. Exposed timbers throughout.



**Bedroom 3: 12'11" x 12'10" (3.94m x 3.91m).**

A lovely character room with exposed wall and ceiling timbers. Built in dressing area with recessed wardrobes. Window to side aspect.

**Bathroom:**

Modern white suite comprising corner wood panelled bath with mains pressured shower over and shower screen, low level WC, pedestal wash hand basin with tiled splash backs and large tiled display niche. Attractive tiled effect flooring and exposed ceiling timbers.

**Detached Annexe:** With uPVC wood grain door leads into:

**Reception Room: 18'10" x 18'5" (5.74m x 5.61m).**

Having uPVC double glazed window to front aspect. A spacious room with radiator and power points.

**Hardwood door provides access to:**

**Kitchen: 11'10" x 6'1" (3.61m x 1.85m).**

Range of base units with stainless steel single bowl sink unit with tiled splash backs. uPVC double glazed window to side aspect.

**Door from the living area leads through to:**

**Utility Hall: 10'9" x 6'2" (3.28m x 1.88m).**

Having uPVC double doors providing access to rear courtyard. Floor standing oil fired combination boiler. Tiled flooring. Window to side aspect. Access to private rear courtyard with large shed with built in workbench/vice and cupboards with raised vegetable bed to rear.

**Bathroom:**

Having obscured double glazed window to rear aspect. With modern white suite comprising low level WC, pedestal wash hand basin and wood panelled bath with tiled splash backs.

**From the living room a staircase leads to:**

**First Floor Bedroom with Dressing Area:**

**Dressing Area: 11'6" x 10'1" (3.51m x 3.07m).**

Having eaves storage. Velux window to rear aspect. Archway to:

**Bedroom: 10'1" x 9'4" (3.07m x 2.84m).**

Having uPVC double glazed window to front aspect. Fitted wardrobes. Eaves storage. Radiator and power points.





### **Outside Areas:**

A private stone gravel driveway with parking for up to four vehicles leads to annexe. From the annexe a pedestrian gated access leads to the formal gardens with a large raised patio with ornamental pond with fish and water lily along with an attractive water feature. Central pergola. A great space for outside dining and general entertaining with extensive views over the land and feeling of complete privacy. From here 2 shallow steps lead up to the garden which is mainly laid to lawn with mature productive Walnut, Pear, Apple, Cherry and Plum trees. A further area of decking built around a glorious Copper Beech tree provides an additional al fresco dining space and views over the rolling countryside. From the formal gardens access can be gained to a further driveway with gated side entrance to:

### **Garage/Workshop and further storage areas.**

**Garage: 22'10" x 11' (6.96m x 3.35m).**

With door to side aspect. Power points, lighting and hard standing.

From the gravelled driveway a five bar gate and pedestrian gate provides access to:

Stable yard with two open fronted stables

**Stables 1: 19'2" x 9'5" (5.84m x 2.87m).**

With light, power and water. With attached Hay Store: **12'10" x 12'4" (3.91m x 3.76m).**

**Stable 2: 19'1" x 9'2"**

With light power and water.

**Easy access can be gained from the stables to the:**

**All weather ménage:(65' 7" x 131' 2") 20m x 40m.**

Constructed with a sand and rubber surface and having five bar gated access directly onto the land - all of which is enclosed by post & rail fencing.





**Outside continued:**

There are three main paddocks (one with a double field shelter) & water supply point to the furthest field. Also a small pony paddock with single field shelter & pedestrian access into the garden.

In addition, there is a further enclosure with hard standing for the tractor and farm machinery, a muck heap and useful corrugated iron shed for extra hay storage and a pretty fenced off area with mature trees, a summer house and chicken coop, overlooking the menage and rolling countryside beyond. There is fabulous off road out-riding on the neighbouring 800 acre farm.

**Additional Info**

By separate negotiation, a David Brown 885 Tractor complete with Hay Mower, Topper, Bailer, Flatbed Trailer and Chain Harrows is available enabling the purchaser to be self-sufficient and produce in the region of 300 small hay bales per annum.

Superfast Broadband is in the process of being connected & will be installed before the house sale is completed.

A free mini bus picks up from outside the door for all local primary & secondary schools in Ross-on-Wye, Monmouth, Hereford & the Steiner Academy.

**Directions:**

From Ross-on-Wye proceed westerly on the A40 towards Monmouth, after approximately 2 miles turn right signposted Glewstone, proceed through the village of Glewstone and on reaching the crossroads of the A4137 proceed straight over signposted Llangarron. Continue down into the village, over the small bridge, bear left and continue up the hill turn right at the small junction and continue along this road for approximately 1 mile where the property can be found a short distance along on the right hand side as indicated by our for sale board.

Annexe



Total area approx. 214 sq. metres (2307 sq. feet)



Total area approx. 123.0 sq. metres (1324.4 sq. feet)



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