



Llangarron Ross-On-Wye Herefordshire HR9 6PF

Offers in the region of: £499,950 Freehold

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A delightfully appointed four double bedroom attached farmhouse which has undergone a sympathetic transformation to provide a superb country residence.

- * Sitting Room
- * Farmhouse Kitchen/Breakfast Room
- * Dining Room
- * Boot Room
- * Downstairs WC
- * Master Bedroom with En-Suite Shower
- * Three Further Double Bedrooms
- * Two Loft Rooms
- * Family Bathroom
- * Outside Home Office
- * Lovely Gardens
- * Off Road Parking For 4 Vehicles
- * EPC Rating: E

The property is situated in a lovely rural location with fabulous views over rolling countryside within a hamlet of just a handful of similar properties. Kilreague is just 1 mile from the village of Llangarron and just over two miles to Llangrove where there is a primary school and village inn.

The market towns of Ross-on-Wye and Monmouth are approximately 6.5 miles where a good range of social, sporting and shopping facilities can be found. Monmouth is also home to the highly regarded schools. There are excellent motorway links with the A40 and M50 a short distance away. The Severn Bridge is approximately 30 miles away and with the removal of the tolls at the end of 2018 making access to the M4 and M5 even more attractive.

The property is entered via:

Oak framed canopied front entrance porch leading to:

Hardwood, glazed inset, farmhouse style front entrance door leading into:

Traditional Farmhouse Entrance Hall:

With sealed quarry tiled floor. Hanging space for coats. Power points, lighting. Matching ledge and brace doors to:

Farmhouse Style Kitchen/Breakfast Room: 15'8" x 14'11" (4.78m x 4.55m).

A lovely room having large hardwood window to front aspect with large oak display niche. A continuation of the sealed quarry tiled flooring. Bespoke base and wall mounted units with plate racks, wine racks, wall mounted display cabinet. oak block worktops. Inset ceramic double sink unit. Fitted oil fired AGA. Beaumatic ceramic double hob. Plumbing for dishwasher. Exposed ceiling timbers. Open plan to:

Dining Room: 14'6" x 9'9" (4.42m x 2.97m).

With ledge and brace door to hallway. With hardwood double doors leading out to the cottage style gardens. Oak flooring, radiator, power points. Ledge and brace oak door to understairs pantry with shelving, power and lighting.

From the Kitchen/Breakfast Room a hardwood door leads to:

Boot Room:

Continuation of the quarry tiled flooring. Hanging space for coats. Floor standing Worcester boiler supplying domestic hot water and central heating. Hardwood double glazed window to rear aspect with deep oak sill. Stable door out to the rear gardens. Ledge and brace door to:





Downstairs Cloakroom:

With hardwood double glazed window to side aspect. Quarry tiled flooring. Low level WC, pedestal wash hand basin with bespoke vanity unit and tiled splashbacks.

From the reception hall a ledge and brace door leads to:

Sitting Room: 19'1" x 15'3" (5.82m x 4.65m).

A beautiful room with high ceilings and exposed ceiling timbers. Large hardwood double glazed window to front aspect with window seat providing attractive outlook over the gardens. Oak flooring, radiator and power points. The focal point is a grand inglenook fireplace with recessed wood burning stove on a raised quarry tiled hearth. Exposed ceiling timbers. Built in display unit.

From the reception hall a staircase provides access to:

First Floor Landing:

Hardwood window to rear aspect. Panelled ledge and brace door to:

Master Bedroom: 13'2" x 11'6" (4.01m x 3.51m).

Hardwood double glazed window to front aspect with window seat and lovely views over the countryside. Bespoke fitted wardrobes with hanging rails and storage. Radiator, power points. Panelled door to:

En-Suite Shower Room:

Beautifully finished with low level WC with concealed cistern. Tiled splashbacks. Raised display niche with fitted mirror. Wall mounted wash hand basin with built in vanity unit beneath. Walk in enclosed shower cubicle with mains pressured Bristan shower. Attractive tiled floor and floor to ceiling wall tiles. Wall mounted stainless steel heated towel rail.

Bedroom 4: 11'10" x 7'8" (3.61m x 2.34m).

Having double glazed window to rear aspect. Attractively decorated with radiator, power points.

From the landing hardwood glazed panelled door leads into:

Inner Lobby:

With hardwood window to rear aspect with window seat. Ledge and brace panelled door to:

Bedroom 2: 13'10" x 11'8" (4.22m x 3.56m).

Hardwood window to front and side aspect creating a light and spacious feel with far reaching views. Fitted window seat. Radiator and power points. Bespoke fitted wardrobe with hanging rail and storage.



Bedroom 3: 13' x 11'7" (3.96m x 3.53m).

Hardwood double glazed window to front aspect with window seat and attractive views. A lovely light and spacious double room with radiator and power points.

Family Bathroom:

Hardwood double glazed window to rear aspect. Contemporary suite comprising low level WC, pedestal wash hand basin. Wood panelled bath with mains pressured shower over and fitted shower screen. Attractive tiled splashbacks, shelved storage space. Heated towel rail, radiator, extractor fan.

From the landing a ledge and brace door provides access to:

Deep recessed airing cupboard with lagged hot water cylinder, slatted shelving, lighting. Full turned staircase leads up to:

Loft Space: 28'7" x 12'1" (8.71m x 3.68m).

With bi-fold glazed panelled door leading in. This area could easily be transformed to a master bedroom suite, if required. Currently set out as a work space. With exposed A frame ceiling timbers. Velux windows to both front and rear aspect providing an abundance of natural sunlight. Oak flooring. Ledge and brace door to recessed storage cupboard. Power points, lighting. Ledge and brace door to:

Study/Possible Bedroom 5: 12'11" x 12'7" (3.94m x 3.84m).

With velux windows to front and rear aspects, flooding the room with sunlight. A lovely character space with A frame ceiling timbers. Built in storage unit with bed space above. Radiator, power points.

Outside:

The front of the property are lovely cottage style gardens with gates to the front and side and flagstone pathway leading to the entrance porch. Mainly laid to lawn, interspersed with mature trees, shrubs, evergreens and perennials providing colour throughout the seasons. From the side of the property access can be gained to three raised vegetable beds. Raised herb garden. Substantial parking area suitable for several vehicles with steps leading up to gated side entrance.





The rear gardens have been landscaped to provide a good sized rear patio taking in the afternoon sunshine providing an ideal outside dining space. A pathway leads around to a wood store and onwards to the office. From here further pathway lead up to rear garden with topiary and pretty brick edge raised flower beds with Bay trees and well stocked brick edged borders and gravelled paths.

External Utility Room: 7'7" x 7'4" (2.31m x 2.24m).

With hardwood window to rear aspect. Base units with plumbing for automatic washing machine and space for tumble dryer. Power and lighting. Door into:

Wine Store: 6'2" x 4'7" (1.88m x 1.4m). With power and lighting.

From the patio a pathway leads up to:

Office: 14'9" x 7'5" (4.5m x 2.26m).

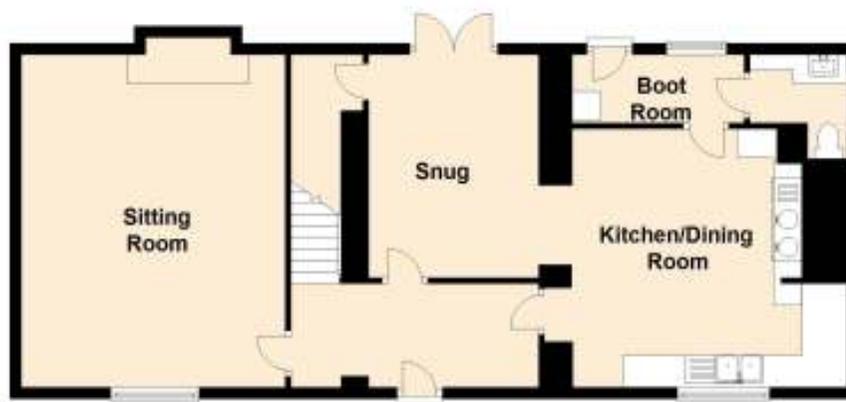
Timber clad with canopied front entrance porch and stable door into home office space with fitted shelved storage, wall mounted electric panel heater, private telephone line. double glazed windows to side aspect with attractive outlook over the gardens.

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.







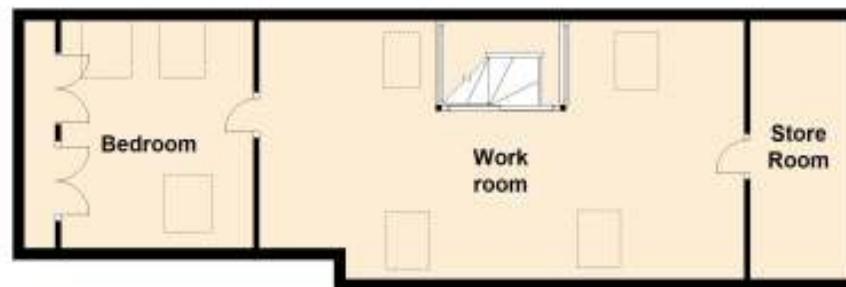
First Floor

Approx. 85.1 sq. metres (916.1 sq. feet)



Second Floor

Approx. 63.0 sq. metres (676.1 sq. feet)



Total area: approx. 233.0 sq. metres (2508.1 sq. feet)

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