



Garron Brook Hall – £650,000
Three Ashes | Hereford | HR2 8LS

FINE & COUNTRY





Step inside

Garron Brook Hall

Forming part of an exclusive development of converted, Grade II Listed barns, Garron Brook Hall offers beautiful surroundings, generous living accommodation and plenty of character. Located within easy reach of the cathedral city of Hereford, as well as the beautiful market towns of Ross on Wye and Monmouth, there are plenty of cultural and outdoor pursuits nearby. Arranged over two floors, the property features three generous reception rooms, including an entrance hall/dining room, an impressive family room and a large living room. The kitchen is well situated, with a large opening looking into the family room whilst also allowing access to a useful utility. The first floor features a fantastic open landing which looks down on the family room and leads off to the 4 spacious double bedrooms and family bathroom. Two of the bedrooms feature mezzanine areas, with two also benefitting from ensuite bathrooms. The property is approached via a shared tree lined driveway, with each of the barns having its own private entrance. To the front, there is a long driveway, flanked by well maintained lawns and attractive specimen trees. There is also a pleasant southerly rear garden, a double carport with a useful storage room attached and ample parking for vehicles.

ROSS-ON-WYE well known as 'the gateway to the Wye Valley', is a market town overlooking the famous horseshoe bend in the River Wye. The town has a variety of most attractive period buildings with a good range of shopping, sporting and cultural amenities and is also conveniently positioned, being situated at the end of the M50 motorway within easy commuting being an hour to Cardiff, Bristol and Birmingham. There are three primary schools as well as an excellent comprehensive school and several private schools within easy reach. The nearby village of St Weonards, one mile away has a Primary School, Village Hall, Post Office & General Stores.

The property is entered via an open fronted porch, leading into:

ENTRANCE HALL/DINING ROOM 22' 2" x 20' 6" (6.75m x 6.24m)

Currently in use as a family dining room, the entrance hall welcomes you into the property, with attractive slate flooring, exposed stone walls and an oak staircase leading to the first floor. There is a window overlooking the front driveway and gardens, and access to the family room and:

CLOAKROOM
White suite comprising wash hand basin and W.C. Tiled splashback. Fitted towel rail. Fitted mirror.

FAMILY ROOM 22' 3" x 13' 5" (6.78m x 4.09m)
The family room offers a beautiful, bright space to relax, with a high vaulted ceiling and floor to ceiling windows at one end, with double doors opening out to the rear garden. The room can act as a separate living space, or can be opened up to the living room via a pair of large double doors, creating a more open flow to the ground floor.

KITCHEN 20' 0" x 12' 0" (6.09m x 3.65m)
The kitchen has a unique feel to it, with a large opening looking into the family room, allowing light to flow through, and giving the opportunity to create a more social atmosphere, perfect when entertaining guests. There is a range of base and wall units with tiled work surfaces and splashbacks. There is an integrated waist height fridge, Electronic Belling oven with 5 ring electric hob and warming plate with extractor hood above, stainless steel sink unit. A door offers access to the front gardens, with a double glazed window to the side allowing light through to the kitchen. A step down leads into the:

UTILITY 14' 1" x 10' 3" (4.29m x 3.12m)
The utility room is of a good size, with high ceiling, base units with tiled work surface, integrated Neff





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dishwasher, sink unit. There is a useful storage cupboard, oil fired boiler, plumbing for washing machine and tumble dryer and a second work surface with storage space beneath. Two single glazed windows look back into the kitchen helping the light to flow through, with a door leading outside to the rear garden.

LIVING ROOM 26' 6" (to recess) x 20' 4"
(8.07m x 6.19m)

The living room is very spacious, with a fantastic brick built fireplace upon a raised stone hearth with inset wood burning stove acting as a centrepiece. There is attractive wooden flooring, exposed stone walls and beams, all of which maintain a feeling of character. There are several windows on each side of the room and recessed spot lights to the ceiling.

ON THE FIRST FLOOR

An oak staircase leads upstairs to the landing, where a banister overlooks the family room. There are wooden floorboards and plenty of exposed beams. Deep airing cupboard with fitting shelves, access to:

MASTER BEDROOM SUITE

BEDROOM ONE 16' 10" x 16' 6" (5.13m x 5.03m)

A spectacular master suite, comprising a spacious sleeping area and attractive en-suite, with a spiral staircase leading up to a second room. The lower part of the master suite features 2 walk in wardrobes with fitted clothes rail and lighting, with one having extensive fitted shelving. A pair of double glazed double doors leading out onto a covered balcony which overlooks the front gardens. There is a further double glazed window to one wall.

EN-SUITE

The en-suite is modern and tasteful, with attractive tiling to the floor and 2 walls, walk in shower cubicle with a pair of sliding glass doors, bath, wash hand basin

with fitted mirror with integrated light, low level wc, towel rail, radiator, double glazed window.

A spiral Staircase leads up to a:

STUDY AREA 14' 7" x 13' 6" (4.44m x 4.11m)

Upstairs is a great space, currently serving as a homestudy, with a double glazed window overlooking the front of the property and plenty of space for desks, shelves and other furniture.

BEDROOM TWO 22' 3" x 12' 6" (6.78m x 3.81m)

An excellent sized double bedroom with high ceiling, double glazed window to one wall and a velux window keeping the room lovely and bright. There is a useful eves storage cupboard, and a single glazed window looking over the family room.

FAMILY BATHROOM

Bath with tiled surround, shower cubicle with glass door, low level wc, hand wash basin with fitted mirror and light point above, heated towel rail. A single glazed window cleverly placed allows light in from the room behind.

BEDROOM THREE 21' 11" x 10' 2" (6.68m x 3.10m)

With staircase leading to mezzanine, offering a useful study/lounge area. There are double glazed windows at each end of the room, one of which offers beautiful countryside views, space for double bed.

BEDROOM FOUR 14' 10" x 9' 5" (4.52m x 2.87m)

Plenty of space for a double bed, double glazed window with southerly aspect, tall ceiling with exposed beams. Access to:

EN-SUITE 2

P shaped bath with overhead shower and screen. Vanity sink unit, low level wc, velux window, heated towel rail, extractor fan.







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OUTSIDE

The front of the property features a long gravelled driveway with lawns either side, and a range of attractive specimen trees and shrubs. There is a double car port with storage space above and a very useful storage room attached with power and light. Ample parking is available. The southerly facing rear garden offers a pleasant space to sit and enjoy the sun, with 2 lawned areas fringed by shrub and flower beds, a paved seating area, pond and wooden shed.

DIRECTIONS

Proceed out of Ross on Wye on the A49 towards Hereford, passing through the village of Peterstow and turning left on the B4521 for Abergavenny, proceed to the St Owens Cross crossroads and go straight over. Proceed along for approx. three miles and you will see a tree lined driveway on your left. Take this turning and the property will be found a short distance down the lane.



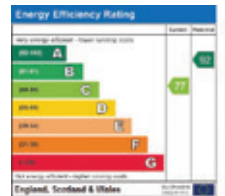
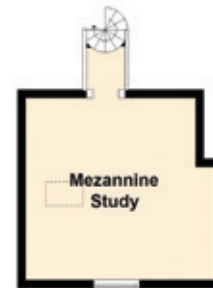
Ground Floor



First Floor



Second Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 01685672 Registered Office: Andrews Limited, 14 Queens Road, Faversham, Kent ME13 8Rj. Printed

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