



# MEREDITH BARNS

LLANCLOUDY | HEREFORDSHIRE





# MEREDITH BARN

LLANCLLOUDY | HEREFORDSHIRE | HR2 8QR

MEREDITH BARN OFFERS A DESIRABLE RESIDENTIAL AND EQUESTRIAN SMALLHOLDING AND STUD PROPERTY PACKAGE SITUATED IN SOUTH HEREFORDSHIRE, WITH AN IMPRESSIVE THREE-BEDROOM BARN CONVERSION KNOWN AS MEREDITH BARN, A DETACHED TWO BEDROOM CONVERTED BARN ANNEXE, DETACHED OFFICE WHICH CAN PROVIDE ACCOMMODATION FOR ONE, EXTENSIVE STUD YARD WITH A RANGE OF PURPOSE BUILT EQUESTRIAN BUILDINGS WITH INDOOR AND OUTDOOR ARENAS AND A RINGFENCED COMPARTMENT OF GRASSLAND PADDOCKS EXTENDING IN TOTAL TO 8.57 ACRES (3.47 HECTARES)

- Superb accessible location in a beautiful position within open countryside •
  - Impressive detached three-bedroom barn conversion •
  - Detached two bedroom barn conversion annexe •
  - Detached studio office with living accommodation for one •
- Cheval American Barn with 10 loose boxes, feed store and washroom •
  - Seven bay steel portal framed indoor arena (40m/20m) •
- Enclosed lean-to with seven Cheval Liberte loose boxes and fodder store •
  - Outdoor sand school (40m/20m) with possibility to extend to 60m •
    - Extensive stud yard area with wash box •
    - Ring fenced pastureland with 11 rectangular paddocks •
- Excellent appeal to equestrian, lifestyle and rural enterprise interests •
  - Extending in total to approximately 8.57 acres (3.47 hectares) •

## DISTANCES

St Weonards 2.2 miles • Monmouth 6 miles • Ross-on-Wye 10 miles • Hereford 13 miles • Abergavenny 15 miles • Gloucester 26 miles • Newport 30 miles • Cardiff 42 miles • Bristol 53 miles  
London 140 miles • Hereford Railway Station 13.5 miles  
Abergavenny Railway Station 16.7 miles • Newport Railway Station 30 miles • Bristol Parkway Railway Station 47 miles  
Bristol Airport 55.5 miles • Cardiff Airport 57 miles • London Heathrow Airport 127 miles (all distances are approximate)



## LOCATION & SITUATION

Meredith Barns, home to Shannon Equestrian Stud, is surrounded by glorious Herefordshire countryside within the settlement of Llancloudy, positioned six miles north of the town of Monmouth. The property benefits from a high degree of privacy and has an excellent situation and location being positioned between the town of Monmouth 6 miles to the south, the market town of Ross-on-Wye ten miles to the east and the city of Hereford 13 miles to the north. An abundance of activities can be enjoyed in the area with the Wye Valley Area of Outstanding Natural Beauty a short distance away offering an abundance of activities for outdoors and fishing enthusiasts and is home to the magnificent Tintern Abbey.

The property benefits from excellent road access close to the A466 to the south and B4521 to the north providing access to the A49, A40 and M50.

Meredith Barns enjoys an excellent accessible location 6 miles north of the town of Monmouth which boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

Ross-on-Wye positioned ten miles to the east is a market town overlooking the Wye and within the Wye Valley Area of Outstanding Natural Beauty. It is known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, cafés, restaurants, primary and secondary schools and leisure activities.

The cathedral city of Hereford is just 13 miles to the north and boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas. For sport lovers Hereford is home to Hereford Rugby Club, Hereford Rowing Club, Hereford Racecourse and Hereford FC Football Club (previously Hereford United) who play at Edgar Street.



## MEREDITH BARN

From the public highway a double gated access opens into a gravelled parking area which can accommodate several vehicles and Meredith Barn. The barn is of stone and timber clad elevations under a pitched slate roof.

The front door opens into a country style kitchen with base and wall timber units, with Belfast sink, Rangemaster oven and electric hob. Accessed from the side of the kitchen is the utility with base and wall units, composite work top and metal sink. On the far side of the utility is a cloakroom with wc. The cloakroom also houses the ground source heat pump tank. From the kitchen is the spacious open sitting and dining room with boarded floor, triple aspect windows to the sides and rear and French doors to the exterior. The room features a feature fireplace with wood burning stove and an understairs cupboard.

Stairs from the sitting room lead up to the first-floor landing providing access to two standard double bedrooms one small double and a family bathroom with bath with overhead shower, wc, wash basin and heated towel rail. All the bedrooms benefit from views of the property and surrounding countryside.

Outside the property benefits from a rear patio/sun terrace and lawned gardens with walled gravelled parking area to the front.

The property features many traditional features throughout, and all the rooms are well sized making it a very desirable sustainable country residence with character.

Meredith Barn provides a beautiful well-presented extensive country family home in providing strong residential, lifestyle and equestrian appeal.

## MEREDITH ANNEXE & OFFICE

Opposite Meredith Barn, adjacent to the entrance gateway is the Annexe. The annexe is a recently converted barn with stone elevations under a pitched slate roof. Internally the property features an extensive open plan kitchen/diner/sitting room on the ground floor and two double bedrooms with a family shower room on the first floor. The Annexe is well presented and currently let out on an Assured Shorthold Tenancy and bringing in a useful income.

Last is the office which is positioned to the southeast of the farmhouse and set away from it. The office is of traditional stoned elevations under a monopitched slate roof and comprises a shower room with wc and wash basin, an open plan kitchen/sitting area which has been used as an office and a mezzanine floor which can be used as a bedroom.



The Annexe



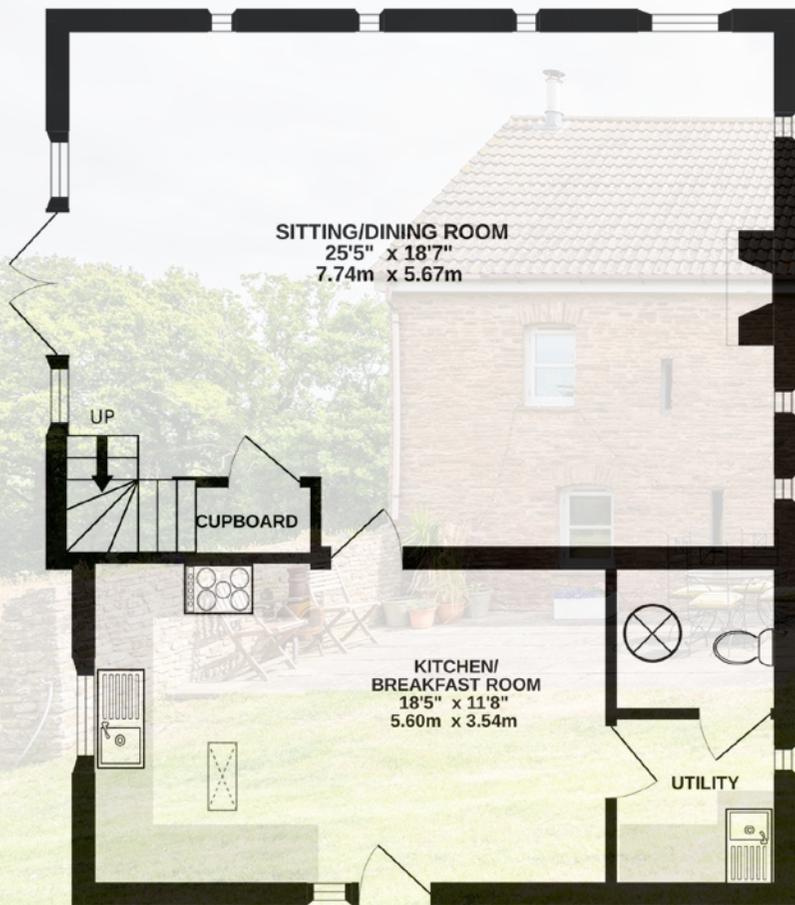
The Annexe



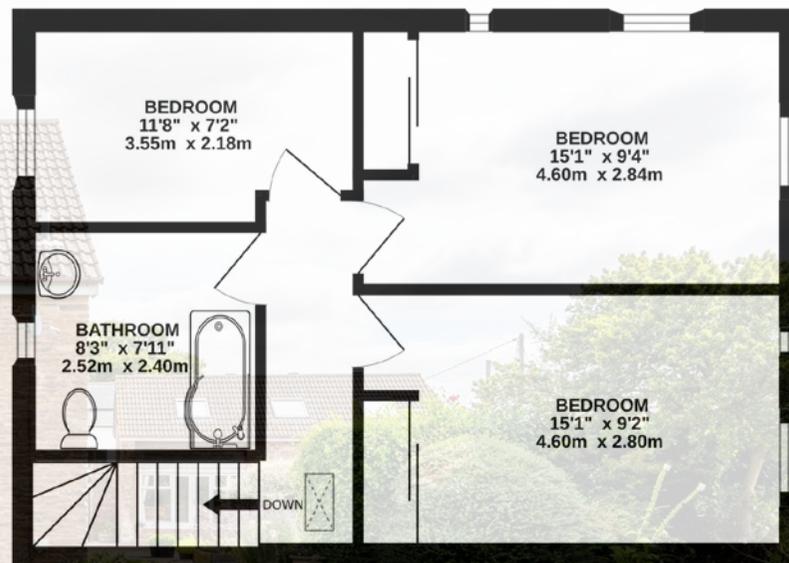
The Office

# FLOORPLANS

**GROUND FLOOR**  
750 sq.ft. (69.7 sq.m.) approx.



**1ST FLOOR**  
494 sq.ft. (45.9 sq.m.) approx.



MEREDITH BARN, LLANCLOUDY, HEREFORDSHIRE HR2 8QR

TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## STABLES AND OUTBUILDINGS & ARENA

Benefitting from independent access from the public highway, secure double gates open into the fully concreted stud yard and buildings. The first building is a modern timber clad "Cheval" American Barn with concrete floor housing 10 loose boxes, a feed store & wash down box. Beyond this building is an open fronted field shelter which is currently used as an additional feed store and washroom.

Next is the impressive steel portal framed 7 bay fully enclosed 40metre/ 20 metre riding school with block and Yorkshire boarded elevations under a pitched fibre cement roof. A fully enclosed 5 bay lean-to with block and Yorkshire boarded elevations under a fibre cement roof extends from the south-western side of the building and houses seven Cheval Liberte loose boxes and an extensive fodder store. Mains water and electricity are connected to all buildings with all the loose boxes fitted with drinkers.

The buildings at Meredith barns are all in excellent condition and the layout is ideal to support any stud or livery enterprise on site but could also be used for a range of possible uses subject to obtaining the necessary planning consents.

Extending out to the rear of the indoor arena is a recently installed 40 metre by 20 metre outdoor sand school. There is an additional 20 metre section of level ground positioned at the end of the outdoor arena to allow anyone wanting to extend the outdoor arena to do so with ease (subject to obtaining the necessary planning consents).



# FLOORPLANS

**GROUND FLOOR**  
717 sq.ft. (66.6 sq.m.) approx.



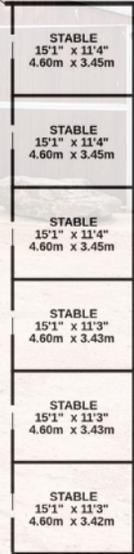
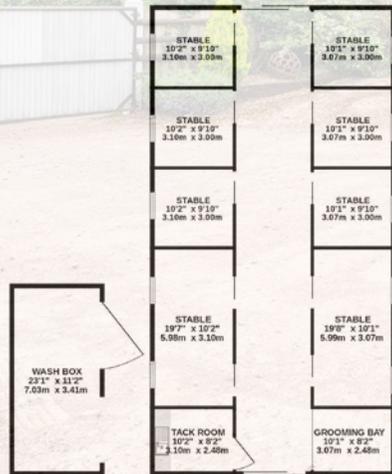
**1ST FLOOR**  
598 sq.ft. (55.5 sq.m.) approx.



MEREDITH BARN, ANNEXE & OFFICE

TOTAL FLOOR AREA: 1315 sq.ft. (122.1 sq.m.) approx.  
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**INDOOR ARENA**  
139'10" x 59'8"  
42.61m x 18.18m



MEREDITH BARN ANNEX, OFFICE AND OUTBUILDINGS

TOTAL FLOOR AREA : 12436 sq.ft. (1155.4 sq.m.) approx.

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24'3" x 19'11"  
7.40m x 6.08m



## LAND

The land at Meredith Barns extends out to the north-west, south-east and predominantly to the south-west of the dwellings, yard, buildings and arena in a ring fence.

The land is set over 11 square and rectangular field enclosures with an additional field enclosure to the rear of the house. All the land features a mix of post and rail fencing and hedges and is all perfectly suited for equestrian use but could also be used to support a pedigree livestock enterprise as can all be grazed and mown for fodder.

Of the field enclosures, four are extensive and can be subdivided further to create additional paddocks.

The land is serviced by water troughs and is predominantly freely draining level to very gently sloping slightly acid loamy soil and has been well managed and rotated to support the current enterprise.

As all the land is easily accessible and in good condition it would certainly provide significant appeal to equestrian, agricultural, lifestyle and rural enterprise type purchasers, or anyone with hobby farming interests.





## KEY INFORMATION

**Services:** The property benefits from mains electricity and water. Heating is by way of a ground source heat pump and oil fired central heating. Foul drainage is to a septic tank.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** Meredith Barn E, Meredith Annexe A.

**Local Authority:** Herefordshire Council. Telephone: 01432 260000.

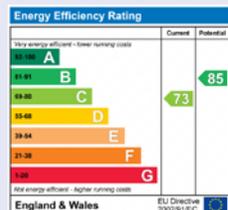
**Viewings:** Strictly by appointment with the selling agents on set viewing days.

**Directions:** From Monmouth proceed north on the A446 in the direction of Hereford for 6 miles. At Llancloudy, pass the chapel on your left-hand side and then immediately turn left. Proceed straight for 1 mile. The Entrance gates to Meredith Barns will then be on your left-hand side.

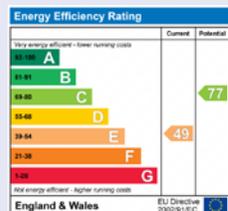
**Postcode:** HR2 8QR (The postcode will not take you to the exact address.)

**What 3 Words:**  incurring.emphasis.connects

EPC: Meredith Barn



EPC: Meredith Barns Annexe



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## IMPORTANT NOTICE

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