



## HERBERTS HILL COTTAGE

LLANGARRON | ROSS-ON-WYE | HEREFORDSHIRE



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AN EXCELLENT OPPORTUNITY TO ACQUIRE A CHARMING, TWO BEDROOM DETACHED COTTAGE, REQUIRING SOME UPDATING, BENEFITTING FROM FAR REACHING COUNTRYSIDE VIEWS TO THE REAR ASPECT. THE PROPERTY IS WITHIN A SHORT DRIVE OF THE HISTORIC MARKET TOWNS OF ROSS-ON-WYE AND MONMOUTH AND NOT FAR FROM THE A40 OFFERING SUPERB ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Detached two bedroom cottage •
- Beautiful rural location •
- Excellent potential for an extension/ re-development (subject to planning) •
- Garden extending to just over a third of an acre •
- Currently tenanted but can be available with vacant possession upon completion •
- Located within a short drive of Goodrich, Ross-on-Wye and Monmouth •
- Off-road parking •
- Offered with no onward chain •

## DISTANCES FROM HERBERTS HILL COTTAGE

Llangrove 1.9 miles • Goodrich 4.4 miles • Ross-on-Wye 7.8 miles  
Monmouth 9.3 miles • Hereford 15 miles • Abergavenny 17.6 miles  
Gloucester 23.7 miles • Cheltenham 31 miles • Bristol 41.5 miles • London 139 miles  
Hereford Train Station 15.5 miles • Lydney Train Station 18.2 miles  
Bristol Parkway Station 36.9 miles • Bristol Airport 52.5 miles  
Cardiff Airport 59.3 miles • Birmingham Airport 70.6 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Set in glorious Herefordshire countryside, Llangarron is a fantastic base as it is within easy reach of the Forest of Dean, Wye Valley and Symonds Yat, Goodrich Castle, Tintern Abbey, the Malverns, and several large centres such as Hereford, Gloucester, Cheltenham, Bristol and Cardiff. Llangarron has a church with an attached community centre called The Garron Centre. Llangrove, just 1.9 miles away, has a primary school, public house, church and village hall.

Goodrich, located just over 4 miles away from Herberts Hill Cottage is a popular, thriving village located between Monmouth and Ross on- Wye. It benefits from having two public houses, village hall with many activities, a community orchard, a community choir, tennis club, primary school and children's play area. Standing in open countryside above the River Wye, Goodrich Castle is one of the finest and best preserved of all English medieval castles.

Ross-on-Wye 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. Ross also houses two GP surgeries plus a local community hospital. There are also many spectacular wooded riverside walking routes nearby, including the Town and Country Trail, Chase Woods and the John Kyrle circular walk, taking in fields, views and the River Wye. The Rope Walk takes you on a stroll alongside the River Wye.

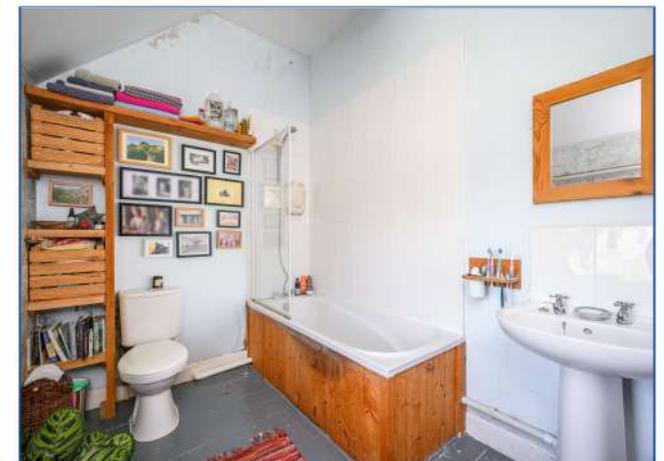
Monmouth, located just over 9 miles from Herberts Hill Cottage boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

## THE PROPERTY

Herberts Hill Cottage is a delightful property requiring some updating, allowing the new owner to add their own style and flair over a period of time. Step into the entrance hall, located to the front of the property, perfect for hanging coats and storing boots and shoes. A door leads into the sitting room.

The sitting room benefits from a wood burning stove and under stairs cupboards. The kitchen, which is located just off the sitting room, has base and wall units with solid worktops. There is space for a dishwasher, cooker and further white goods. A window conveniently located above the sink overlooks the side garden. From the kitchen there is a pantry, utility and ground floor cloakroom. This section of the cottage, where the utility and cloakroom are located, offers excellent scope to extend and turn the space into an open plan kitchen / dining room. The views to the rear are beautiful.

Stairs from the entrance hall lead up to two double bedrooms and the family bathroom. Both bedrooms are generous in size with bedroom one offering fitted wardrobe space.



## OUTSIDE

Herberts Hill Cottage benefits from off-road parking for multiple vehicles. The wrap around garden extends to just over a third of an acre and offers beautiful uninterrupted views over Herefordshire countryside.

A brick outbuilding can be found in the garden as well as lots of space for sheds, green houses and potential for a garage (subject to planning).

## KEY INFORMATION

**Services:** The property benefits from mains water, electricity, oil fired central heating and private drainage (septic tank).

**Fixtures and fittings:** Only those items specifically mentioned in these particulars will be included in the sale.

**Tenure:** Freehold with vacant possession upon completion

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

**Council Tax Band:** D

**Wayleaves, Easements and Rights of Way:** The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

**Sale Method:** The property is offered for sale by Private Treaty.

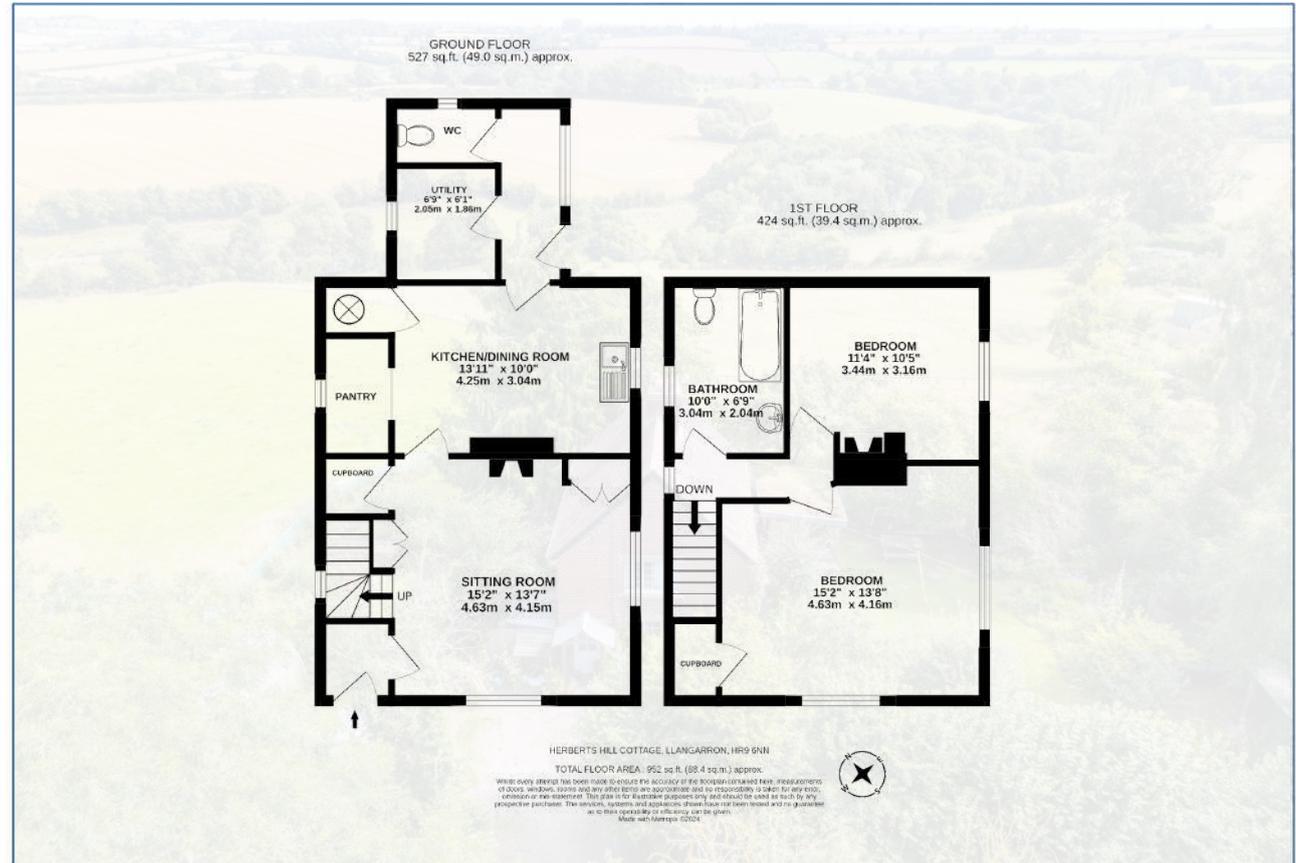
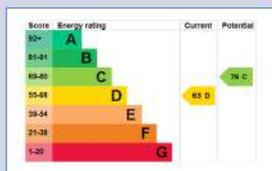
**Directions:** From Llangarron Village Hall, continue towards The Garron Centre and then turn right. Continue up the hill for 0.3 miles and the property will be found on your right,

**Viewings:** Strictly by appointment with Powells – 01600 714140

**What Three Words:**

 saying.cork.cherry

## ENERGY PERFORMANCE CERTIFICATE



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