



BRITISH  
PROPERTY  
AWARDS

2022



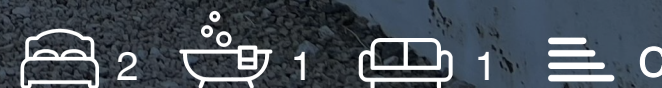
GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



2 The Threshing Barn, Pencraig, Herefordshire, HR9 6HR

£230,000





**2 The Threshing Barn, Pencraig,  
Herefordshire, HR9 6HR**

A mid terrace barn conversion offering spacious accommodation, which was converted in 2008 and comprises entrance hall, cloakroom, spacious open plan living/dining room, fitted kitchen with fridge/freezer, oven, hob and extractor hood and dining area with space for a table. On the first floor are two double bedrooms with main bathroom and wc and additional second wc. Outside there is parking to the front and a pleasant enclosed paved courtyard to the rear. The property benefits from oil fired central heating and triple glazing. Please note: this property is situated alongside the A40 dual carriageway and whilst it is safe and secure it does suffer from some road noise.

This property is offered with no onward chain.

**Hall**

Radiator, laminate flooring with light, doors to:

**Cloakroom**

Wash hand basin with cupboard under, low-level, extractor fan, radiator, light.

**Lounge/Diner 12'11" x 22'1" (3.94m x 6.73m)**

Two triple glazed windows to front, two radiators, laminate flooring, TV point, power points, light, stairs to first floor, openings to Kitchen/Breakfast Room:

**Kitchen/Breakfast Room 8'11" x 23'3" (2.72m x 7.08m)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, integrated fridge/freezer, plumbing for washing machine and plumbing for dishwasher, built-in electric oven, four ring electric hob with extractor hood over, triple glazed window to rear, two skylights, radiator, power points, ceiling spotlights, double glazed double door to rear.

**Landing**

With two skylights, radiator, power points, light, doors to:

**Bedroom 1 9'8" x 12'2" (2.95m x 3.72m)**

Triple glazed window to front, power points, light, radiator.

**Bedroom 2 9'8" x 9'5" (2.95m x 2.87m)**

Triple glazed window to front, radiator, power points, light, door to built-in wardrobe.

**Bathroom**

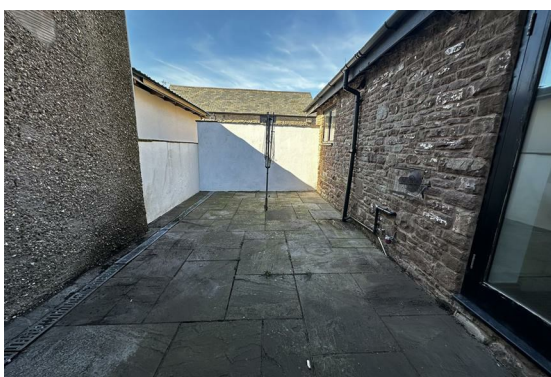
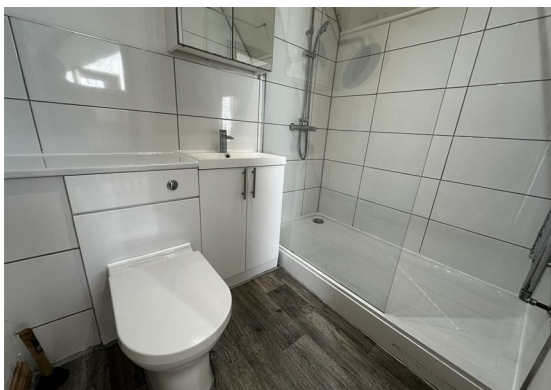
With double shower cubicle and glass screen, wash hand basin with cupboard under, low-level WC, extractor fan, light.

**WC**

Wash hand basin, low-level WC, extractor fan, light.







#### Services

Mains electricity and water are connected to the property. Private drainage. Oil fired heating.

#### INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

#### LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band C, £2,046.75 (2024/25)

#### MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

#### N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

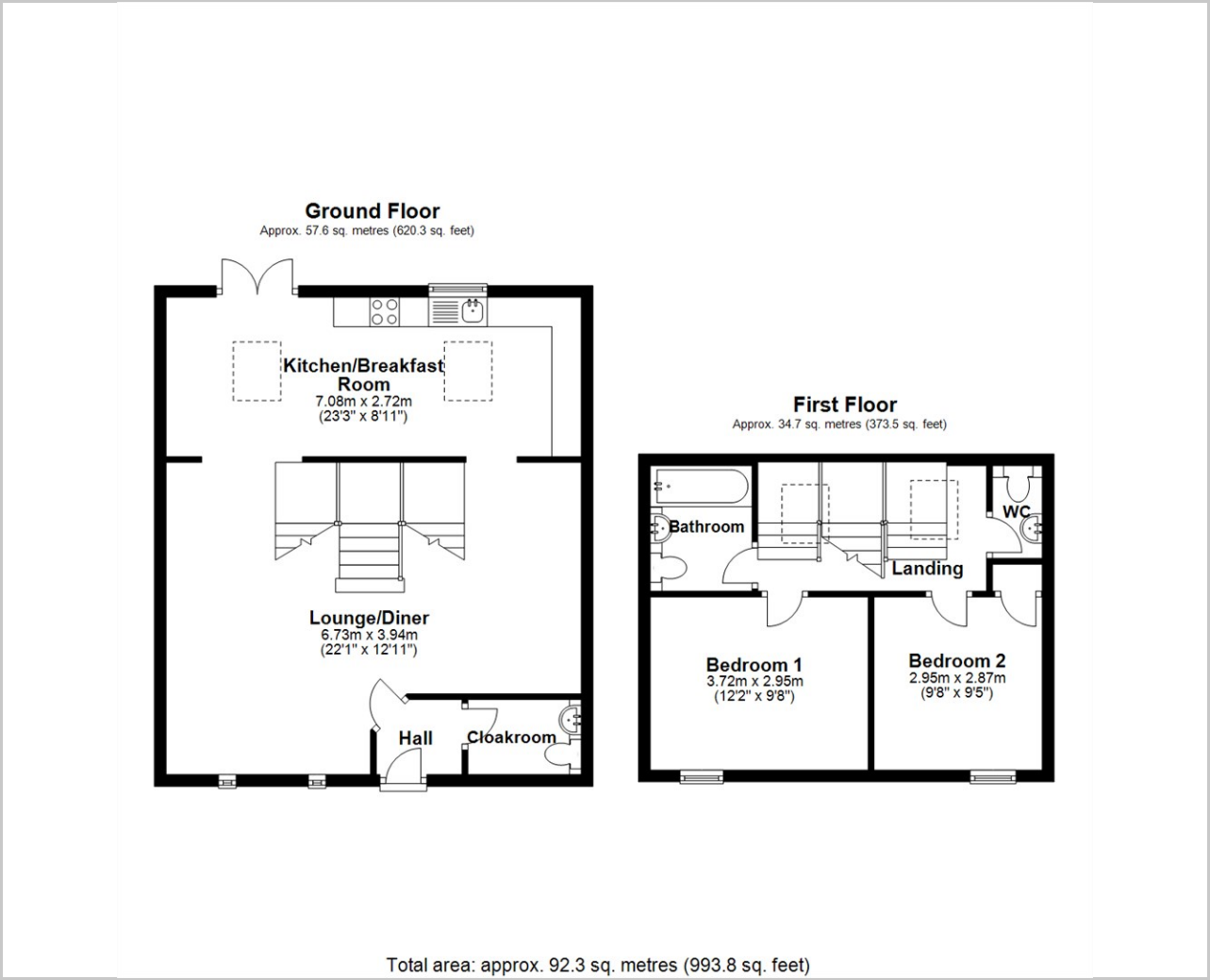
#### Directions

From the centre of Ross proceed along High Street and at the junction turn left into Wilton Road. Continue across the bridge and at the roundabout take the second exit onto the A40 towards Monmouth. Continue into Pencraig (after approximately 3 miles you will notice a cluster of barns on the OPPOSITE side of the dual carriageway). Proceed through Pencraig, ignoring the first exit to Goodrich and after just under another mile take the exit signposted Goodrich and Cross Keys public house. Immediately after taking the exit bear left, across the bridge, then bear left again and rejoin the dual carriageway heading back towards Ross. upon entering Pencraig the entrance to the property will be found on the left hand side (the cluster of barns previously spotted), after a length of stone wall. Bear left and the property will be found directly ahead.

#### TENURE

Freehold

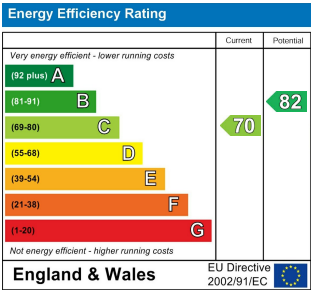
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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ESTATE AGENT IN ROSS-ON-WYE

**RELAX, YOU ARE IN SAFE HANDS**

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