



LLANGROVE

Offers Over **£550,000**



CROSS WAYS

Llangrove, Ross-on-Wye, Herefordshire, HR9 6EX



Four Bedroom Detached Property
Boasting A Wealth Of Charm And Character
Sought After Village Location

This charming four bedroom detached stone property boasts a wealth of character throughout and is situated in the ever sought after village of Llangrove. The property enjoys a vast amount of spacious living accommodation, off road parking, garage, and mature enclosed gardens.

A four-bedroom detached stone property having a wealth of charm and character throughout benefitting from spacious and versatile living accommodation, having off-road parking, garage and enclosed mature rear gardens. The property flows well and has the option to create self contained living. The property is situated in a central position in Llangrove. Llangrove is a small village in the civil parish of Llangarron in southwest Herefordshire close to nearby towns of Ross-on-Wye and Monmouth. The village has a pub, The Royal Arms, a school, Llangrove CE Academy, a village hall, and a church.

With a choice of many countryside and rural walks, transport links to nearby surrounding towns and cities, all within easy driving distance from the village of Llangrove, the property is ideally situated and caters for all.

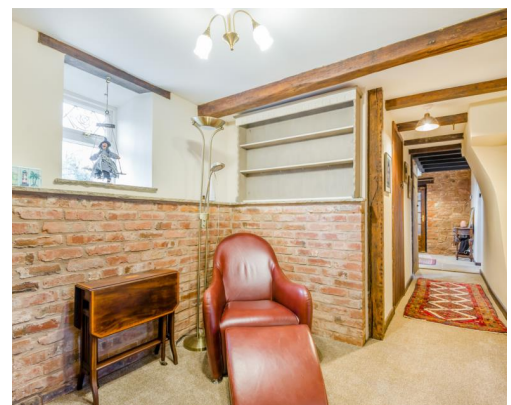


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KEY FEATURES

- Four Bedroom Detached Property
- Boasting A Wealth Of Charm And Character
- Off Road Parking, Garage
- Enclosed Mature Gardens
- Sought After Village Location
- Spacious And Versatile Living Accommodation



STEP INSIDE



Greeted by an entrance porch with a door leading to the hallway, there are doors leading to the sitting room, kitchen/breakfast room, dining room and downstairs bathroom. The sitting room boasts character, with a feature exposed stone fireplace with woodburning stove inset being the focal point of this room. The sitting room also has underfloor heating and is a triple aspect room with windows overlooking the front and side of the property.

From the sitting room, a door leads into the kitchen/breakfast room, which can also be accessed from the hallway. The kitchen is well equipped comprising a range of fitted wall, base and drawer units, breakfast bar with stools underneath and opening through to the conservatory, which the current owner uses as a breakfast area, with space for table and chairs and door leading out to the garden. The conservatory area also benefits from underfloor heating. Back into the hallway, and before reaching the door to the dining room, one will find a seating area, which is an ideal library/study, with exposed stone walls being a common feature of this space.

Approximate Gross Internal Area 246 Sq M/2648 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

An original door leads into the dining room, a generous sized room, being fantastic for entertaining guests, once again with many character features to include ceiling beams, stained glass windows, thumb-latch doors and stone walls. From the dining room, there is a door into a kitchenette, door to the utility room and stairs to the principal bedroom, which has its own independent bathroom. This area could be utilised as self-contained living quarters and create a perfect annexe for family members. The principal bedroom is to the rear aspect, with space for wardrobes, the bathroom comprises a free-standing rolled edge bath, separate shower cubicle, W.C. And wash hand basin.

Another staircase can be found almost immediately from the entrance hallway, which leads to three further bedrooms and family bathroom. All three of the bedrooms overlook the rear garden, boast character and are of a good size. The bathroom has a modern bath tub, separate shower, W.C and basin.

STEP OUTSIDE



The property has double gates giving access to a gravelled driveway suitable for parking of two vehicles, with a gate giving access to a pathway which leads to the garden. The gardens are mature and well maintained, being mostly laid to lawn. There are a variety of trees, shrubs, flowers and bushes, being enclosed by fencing. One will also find, various patio/seating areas, with the gardens facing south-east, creating a perfect area to enjoy a barbecue with guests. The garage can also be accessed via double doors, having power and lighting. AGENTS

NOTE: During the current ownership the current vendors have sympathetically updated the property.

INFORMATION

Postcode: HR9 6EX

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: D



DIRECTIONS

From the centre of Ross-on-Wye proceed to Wilton roundabout taking the first exit towards Monmouth, passing through the village of Penraig. Upon reaching Whitchurch take the second left signposted Symonds Yat. At the roundabout, with Whitchurch school on the left, take the second exit over the dual carriageway bridge. In Whitchurch village turn left towards Llangrove and continue along this lane. After passing the school and church on right hand side, turn left towards Chapel Field. Follow this road around to the left where the property can be found via our for sale board on the left of the crossroads.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.