



LLANGROVE

Offers over **£600,000**



HOLLYBROOK

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



Light and spacious 4-bedroom family home with no onward chain
Landscaped gardens with mature trees, excellent privacy
Double garage with turning circle and ample parking

Set in the sought after village of Langrove, between Ross-on-Wye and Monmouth, this charming and spacious family home offers a perfect blend of modern comfort and rural charm. Hollybrook boasts a cosy flexible layout with generously sized rooms, beautiful gardens, and practical features such as Solar panels, Log burner, double garage and ample storage. Located close to a good village Primary school and the excellent Secondary schools in Monmouth and at the head of the Wye Valley, this property is ideal for families seeking a relaxed countryside lifestyle with modern conveniences nearby.

Hollybrook benefits from a close-knit community atmosphere while being just a short drive from the excellent amenities of shops, schools, cafes and sports centres of nearby Monmouth and Ross-on-Wye, just 2 miles from Symonds Yat and the river Wye Valley. The surrounding countryside offers stunning views and opportunities for canoeing, paddle-boarding, cycling, walking and exploring, making it ideal for outdoor enthusiasts blending rural charm with practical convenience.

Hollybrook in Llangrove offers a rare opportunity to own a spacious, versatile home that perfectly balances the tranquility of country life with modern comforts. Its location boasts a wealth of local historical sites, yet it is just 15 minutes away from the M50 and 30 minutes from the M4. This property is ideal for families seeking a peaceful retreat with plenty of room for both indoor and outdoor living.



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KEY FEATURES

- Spacious 4-bedroom family home in the heart of Llangrove, with no onward chain
- Large sitting room with two adjoining conservatories with garden views
- Modern kitchen with separate utility room and homely dining room
- Four well-proportioned bedrooms on the first floor, including a spacious principal en-suite bedroom and large modern bathroom with walk in shower and bidet
- Landscaped gardens with mature trees, multiple outdoor seating areas, and ample privacy
- Double garage, with storage loft and generous driveway, both turning circle and parking.



STEP INSIDE



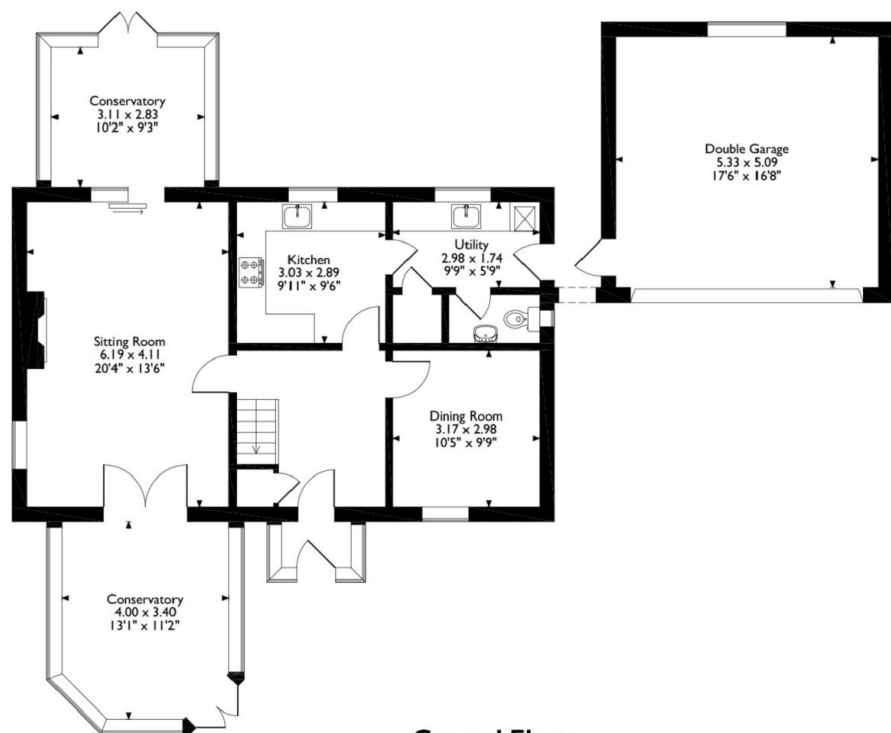
Upon entering, you're greeted by a light and spacious hallway leading to the primary living areas. The sitting room is a warm, inviting space with ample room for cosy family gatherings. It features large windows that allow for plenty of natural light, and a focal log burner fireplace adds a touch of charm and comfort.

Adjacent to the sitting room are two underfloor heated conservatories, perfect for relaxation or as additional social spaces, as they all connect. The conservatories provide panoramic views of both gardens and connects the indoor and outdoor spaces, allowing you to enjoy the landscape in every season.

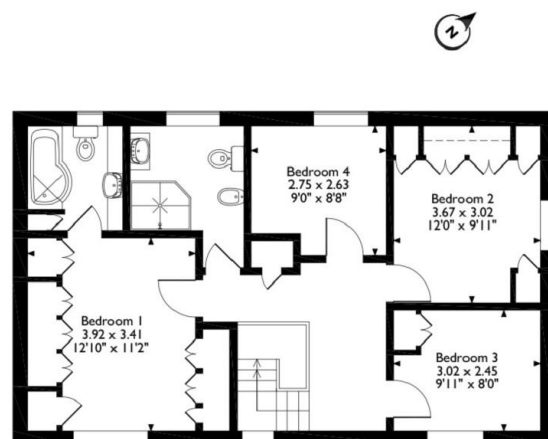
The kitchen is well-equipped and designed with both style and functionality in mind, featuring a blend of modern appliances and traditional cabinetry. There is ample counter space for cooking, and the adjacent utility room provides convenient additional storage and laundry facilities, including a creel airing rail, with access to the downstairs toilet and covered walk way to the adjacent Garage..

The dining room offers a cosy yet sophisticated setting with its space for a large dining table. It's an ideal spot for family meals or hosting guests, with easy access to both the kitchen and the living areas, creating a smooth flow throughout the ground floor..

Approximate Gross Internal Area
 Main House = 153 Sq M/1647 Sq Ft
 Double Garage = 27 Sq M/291 Sq Ft
 Total = 180 Sq M/1938 Sq Ft



Ground Floor



First Floor

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.

Upstairs, Hollybrook offers four well-proportioned bedrooms. The master bedroom is particularly spacious, with large windows that overlook the gardens, filling the room with natural light and offering a quintessential village view. It also boasts an en-suite with P bath and mains pressure shower.

The additional 3 bedrooms are versatile, each comfortably accommodating double or single beds. Bedrooms 2 and 3 also have good storage and bedroom 4 is currently set up as an office. Off the landing is a full length airing cupboard. The attic is extensively boarded and accessed by a retractable wooden stair from bedroom 2.

The family bathroom is both large and well appointed. It has a mains pressure large walk in shower, a broad sink with side space, WC and bidet. With 2 good sized lit mirrors, one heated.

In addition a double garage with a single, remotely operated, electric door. The garage is also extensively boarded with ladder access and has been fully insulated. Ideal for storage, hobbies or a home workshop or partitioning for a Gym or Office. It has a dedicated 32 Amp supply, that could be switched for an EV charger.

STEP OUTSIDE



Hollybrook is nestled amidst beautifully landscaped gardens, providing a tranquil retreat with well-tended lawns, mature trees, and flowering shrubs. The grounds include multiple outdoor seating areas, perfect for al fresco dining and enjoying the peaceful surroundings. The main area is a large, secluded Mediterranean themed walled patio, with a 6 seat high end Jacuzzi.

The double garage, positioned alongside a generous driveway, offers ample parking. In addition to the garage's extensive storage, there is a large double door garden shed and two substantial log stores, for the log burner or a fire pit. The property's classic brickwork, complemented by large windows, adds to its welcoming aesthetic, while the lush greenery around the home enhances its privacy.

AGENTS NOTE:

The property benefits from having solar panels making it highly energy efficient

INFORMATION

Postcode: HR9 6EZ

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Mains

EPC: C





DIRECTIONS

From Ross on Wye or Monmouth go to Whitchurch. When you get to Llangrove Village follow the road past the school and the church on your right then take the next left.



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 69 | 76 |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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