

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



ATTRACTIVE, THREE BEDROOM, SEMI DETACHED BARN CONVERSION WITH IMMENSE CHARACTER AND OFFERING ENORMOUS POTENTIAL. RURAL LOCATION. 100' FRONT GARDEN, GENEROUS GRAVELLED PARKING AREA. EPC D

1 Tredunnock Farm Cottages - £345,000 Guide Price

Llangarron, Ross-on-wye, Herefordshire, HR9 6PG

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1 Tredunnock Farm Cottages

Location & Description

The village of Llangarron has a lovely historic church which has recently been reordered to comprise a cultural and social centre as well, while not far away is the original village hall. For those concerned with strategic location and accessibility, the A40 dual carriageway is accessible in Whitchurch, some 10 minutes' drive away, and this links into the M50, M5 and M4 motorway network. One thus has rural seclusion combined with first class accessibility

Property Description

Location & Description

This delightful semi-detached cottage comprises part of a conversion of former farm buildings once operated as historic Tredunnock Farm. Although the original farmhouse is many hundreds of years old, these sandstone outbuildings are likely to have been constructed in the Victorian era and are of sturdy sandstone construction under a double pitched slate roof.

Views from the front of the property are far reaching extending across thousands of acres of rolling Herefordshire countryside towards May Hill in the far distance.

Living Rooms

The ground floor accommodation comprises two beamed reception rooms full of character, one of which has double glazed patio doors which open to the lawned garden beyond. There is also a most useful and practical utility/laundry room.

Kitchen/Breakfast Room

To the rear of the cottage is an excellent kitchen/breakfast room, complete with appliances. There is also a feature exposed stone wall, and a door which gives direct access to the rear courtyard garden.

Bedrooms & Bathroom

To the first floor there are three bedrooms, some with attractive exposed stonework and timbering, with the main bedroom having the potential to add an en-suite shower room and w.c. New carpets have been fitted to both the stairs and all first floor bedrooms. There is also a family shower room and w.c.

Outside

The property has its own individual gravelled driveway leading to a parking area part way down the extensive lawned front garden. To the rear is a paved courtyard garden and lawn together with a most useful wooden storage shed.





Accommodation

Kitchen-Diner 4.06m (13ft 1in) x 6.02m (19ft 5in) Maximum to recess

Utility Room 2.09m (6ft 9in) x 1.86m (6ft)

Living Room 4.06m (13ft 1in) x 3.69m (11ft 11in)

Kitchen 3.46m (11ft 2in) x 2.79m (9ft)

Landing

Master Bedroom 4.06m (13ft 1in) x 3.69m (11ft 11in)

Bedroom Two 2.87m (9ft 3in) Maximum to recess x 2.35m (7ft 7in) Maximum to recess

Bedroom Three 2.99m (9ft 8in) x 2.17m (7ft)

Bathroom

Directions

From the centre of Llangarron village, proceed on the road towards Llangrove. After 100 yards turn right, and continue along this lane until one sees the cluster of buildings, turning left just before the farm, and thereafter taking the second opening to the right into the drive of Number 1

Services

We have been advised that Mains Water and Electricity are connected. Private shared drainage £55 PCM. Oil central heating. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.



John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

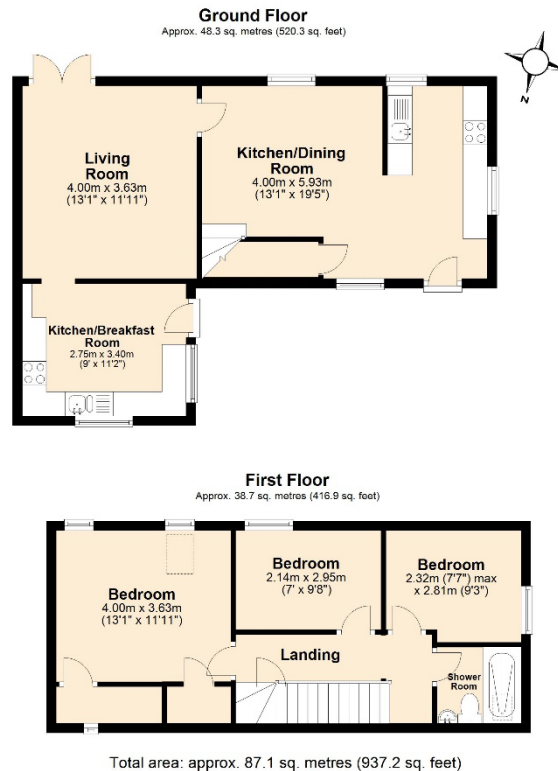
Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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