

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



DETACHED PROPERTY IN CENTRE OF VILLAGE. 22' KITCHEN/BREAKFAST ROOM. FORMER GARAGE NOW WORKSHOP/STORE ROOM. RECENTLY CONSTRUCTED GARDEN ROOM/STUDIO. GENEROUS DRIVEWAY. EPC E

The Beeches - £435,000 Guide Price

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

4 1 1



The Beeches

Location & Description

Formerly known as Longrove, the village lies some 350 feet above sea level, and from certain parts of the village there are distant views to both the Malverns and the Brecon Hills. Changing its name around 1850 to Llangrove, the village now has a fine stone Church, Village Hall, Primary School and the Royal Arms pub. Not far away is a thriving local shop, Woods of Whitchurch, and this location also has direct access on to the A40 dual carriageway linking the M4, M50 and M5 motorways. Architectural styles in the village vary considerably, from mellow stone cottages to three storey houses. One of the delightful features of the village is the number of mature deciduous trees which lend considerable ambience to the location.

Property Description

Location & Description

The Beeches is located in the heart of the village of Llangrove, some 6 miles south west of the historic tourist town of Ross-on-Wye and a similar distance northwest of the market town of Monmouth.

With attractive brick elevations under a double pitched roof, the property is within easy walk of all village amenities, including the well regarded Primary School, Village Hall, Pub and Church, together with Woods of Whitchurch, a popular village shop being only a short drive away.

For those seeking a property located in an exceptionally well served village we strongly recommend an early viewing.

Kitchen & Reception Rooms

The entrance hall gives access to the pleasingly light lounge which has French doors, together with a feature fireplace and wood burning stove, and also leads to the 22' kitchen/breakfast room. This well proportioned room has windows to two elevations and enables access to both the utility room and the rear garden. Accessed also from here is a 15' room with window to the front elevation. This room is currently used as a ground floor bedroom, however could easily be used as an additional reception room.

Bedrooms & Bathroom

To the first floor are three well proportioned bedrooms together with a family bath/shower room and w.c.

Outside

To the front of the property is a large tarmacadam driveway with parking for several vehicles, a garage which has been divided to provide a storage area to the front and a workshop to the rear. There is also a most useful outbuilding of block construction with glazing to the front elevation and of max dimensions 10' x 7'. Once completed this space could easily be used as either a studio/office/gym. Adjacent is a paved seating area, raised lawn and aluminium framed greenhouse. To the far side is a gate leading to a large lawned area to the edge of which is a magnificent Beech tree.





Accommodation
Porch

Boiler Room

Kitchen-Diner 7.00m (22ft 7in) x 2.99m (9ft 8in)

Office 4.70m (15ft 2in) x 2.73m (8ft 10in)

Pantry

Hall

Living Room 4.62m (14ft 11in) x 4.39m (14ft 2in)

Cloak Room

Landing

Master Bedroom 4.70m (15ft 2in) x 4.39m (14ft 2in)

Bedroom Two 3.44m (11ft 1in) x 2.97m (9ft 7in)

Bedroom Three 3.41m (11ft) x 2.97m (9ft 7in)

Bathroom

Directions

Leave either Ross-on-Wye or Monmouth on the A40 dual carriageway, heading for the village of Whitchurch. Carefully leave the A40 at Whitchurch, and head up the hill towards Llangrove. Proceed into the village, and on reaching the Primary School on your right, you will see The Beeches immediately on your left.

What3words: ///carting.sung.nudge

Services

We have been advised that mains water, electricity, LPG central heating and private drainage connected to the property. 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.

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.

Tenure

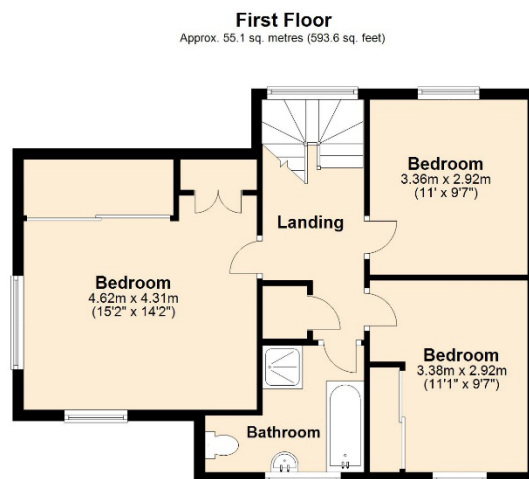
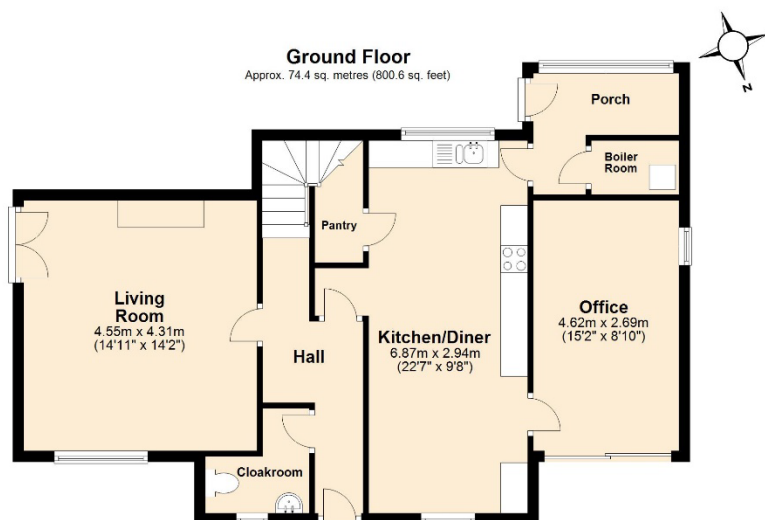
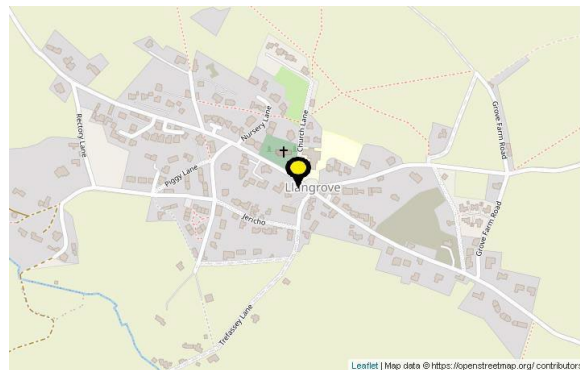
We are advised (subject to legal confirmation) that the property is freehold.

Viewing

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

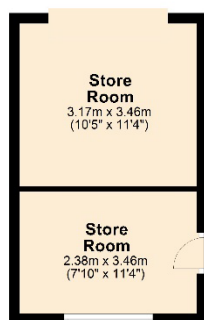
Council Tax

COUNCIL TAX BAND "E"



Total area: approx. 129.5 sq. metres (1394.1 sq. feet)
The Beeches, Llangrove, Ross on Wye

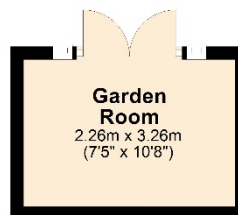
Garage (now storerooms)
Approx. 19.6 sq. metres (210.5 sq. feet)



Total area: approx. 26.9 sq. metres (289.8 sq. feet)

Outbuilding

Approx. 7.4 sq. metres (79.3 sq. feet)



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