

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A STUNNING FIVE BEDROOM DETACHED BUNGALOW IN THE RURAL VILLAGE OF LLANCLOUDY, OFFERING SPACIOUS, LIGHT FILLED ACCOMMODATION WITH COUNTRYSIDE VIEWS. FEATURES INCLUDE OPEN PLAN LIVING, A MEZZANINE, A SOUTH/SOUTH-WESTERLY FACING GARDEN IDEAL FOR OUTDOOR ENTERTAINING, AND A PERGOLA WITH A PRIVATE PATIO. JUST SIX MILES FROM MONMOUTH AND TOP RATED SCHOOLS.

EPC D

Brooklands - Guide Price £825,000

Llancloudy, Hereford, Herefordshire, HR2 8QW

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Brooklands

Location & Description

Llancloudy is a small, rural hamlet in Herefordshire, England, located between Ross-on-Wye and Monmouth. It offers a peaceful countryside lifestyle while remaining within easy reach of larger towns and essential amenities. The area is rich in history, with nearby ancient sites like Kilpeck Castle and St. Weonard's Church. Surrounded by rolling hills and farmland, Llancloudy is ideal for nature lovers, with the Forest of Dean and Brecon Beacons close by. Property here often features generous gardens and stunning views. With good road links, including the M50 motorway, Llancloudy is perfect for those seeking tranquility and accessibility combined.

Property Description

Nestled in the rural and scenic village of Llancloudy, this beautifully presented five bedroom detached bungalow offers spacious and versatile accommodation, perfect for modern family living. Conveniently located just six miles from the historic market town of Monmouth, home to the outstanding Haberdashers' Monmouth School. The property also provides excellent access to Ross-on-Wye and Hereford.

At the heart of the home is a striking open plan kitchen, dining, and living area with a mezzanine floor above, offering fantastic elevated views across the Herefordshire countryside. A second reception room adds further flexibility, and a well equipped kitchen/utility area provides plenty of practical space with modern appliances.

The bungalow features five generous double bedrooms, each filled with natural light. The master bedroom includes its own en suite shower room, and there are two additional stylish bathrooms for family or guest use.

Outside, the property boasts a generous driveway with ample parking and access to a single garage. The attractive, south/south-westerly facing garden is ideal for enjoying the morning, afternoon and evening sun, complete with a pergola for summer barbecues and a separate patio area offering a more private spot to relax. Additional features include a 20ft x 10ft shed, a productive vegetable patch, and a greenhouse, perfect for keen gardeners or those looking to embrace a more self sufficient lifestyle.

This is a rare opportunity to acquire a contemporary yet characterful home in a peaceful rural setting - with excellent access to top schools and nearby towns.

The accommodation with approximate dimensions is as follows:

Entrance Hall Glazed door to the side aspect, glazed panel to the side aspect, coat hooks, wood effect flooring, doors leading to

Shower Room Tiled floor. Double glazed window to front and side. Walk-in shower cubicle. W/C. Vanity unit with circular wash hand basin, tiled surrounds and storage below.

Bedroom Two 5.14m (16ft 7in) x 2.97m (9ft 7in) Wood effect flooring. Double glazed windows to rear and side. Radiator. Pendant light fitting.

Bedroom Four 4.26m (13ft 9in) x 2.11m (6ft 10in) With double glazed windows to side. Radiator. Wood effect flooring. Pendant light fitting.

Lounge 10.46m (33ft 9in) Maximum to recess x 6.81m (21ft 12in) Maximum to recess with wood burner. Three double glazed windows (UPVC) and Two radiators. Wood effect flooring. Glazed partition doors open plan kitchen-dining and living area. Glazed door to entrance hall.

Kitchen-Dining-Living Area 12.58m (40ft 7in) Maximum to recess x 7.13m (23ft) Maximum to recess Wood-effect flooring. Double glazed windows to the front and side aspects. Double glazed bi-folding doors to the side, opening onto the paved terrace. Additional double glazed double doors to the rear and side. Two skylight windows. Three designer radiators.





The kitchen is fitted with a stylish Shaker-style wood kitchen comprising base units, drawers, and matching eye-level units. Quartz worksurfaces with matching upstands and an inset sink with mixer tap. Central island unit providing further storage, an induction hob with extractor over, and a breakfast bar. Integrated appliances include a dishwasher, washing machine, two double ovens, and a microwave. Space and housing for an American-style fridge freezer. Downlights throughout.

The open-plan layout provides a spacious dining and living area, ideal for modern family living and entertaining. Useful additional storage is available within the cellar.

Mezzanine 6.33m (20ft 5in) x 3.18m (10ft 3in) Accessed from the Kitchen-dining-living area, the mezzanine floor features wood-effect flooring and a skylight window, allowing natural light to flood the space. Radiator. Pendant light fittings. This versatile area offers excellent potential as a bedroom, home office or additional living space.

Bedroom Five 3.44m (11ft 1in) x 2.58m (8ft 4in) With double glazed windows to front and side. Radiator. Wood effect flooring. Pendant light fitting.

Utility Room 3.92m (12ft 8in) Maximum to recess x 3.80m (12ft 3in) Maximum to recess Wood effect flooring. Ceiling spotlights. Double glazed window to side. Double glazed door to side. Base units with work surface over. Integrated fridge/freezer, single oven, microwave, Dish washer, Stainless steel sink. Mixer tap. Space for white goods.

Bedroom Three 3.66m (11ft 10in) x 3.18m (10ft 3in) With double glazed windows to side. Fitted cupboard. Radiator. Wood effect flooring. Pendant light fitting.

Master Bedroom 4.42m (14ft 3in) x 4.13m (13ft 4in) With double glazed windows to front and side. Fitted cupboard. Radiator. Wood effect flooring. Pendant light fitting.

En-suite Tiled floor. Double glazed window to front and side. Walk-in shower cubicle. W. Vanity unit with circular wash hand basin, tiled surrounds and storage below.

Storage Room 4.03m (13ft) x 2.20m (7ft 1in) Maximum to recess Wood effect flooring. Ceiling spotlights. Radiator. Extractor fan

Garage Glazed door to side. glazed window to front elevation. power. boiler.

Outside

Front garden - The property is approached via gated access onto a gravel driveway, providing ample off-road parking. Gated pathways to both sides of the property lead to the rear garden, with convenient access to the garage. The front aspect enjoys stunning countryside views, creating a beautiful and tranquil setting.

Rear garden - The property enjoys a beautifully maintained south and south-westerly facing garden, with stunning views across open Herefordshire farmland. Within the garden are two separate paved seating areas, including one beneath a pergola with a designated BBQ area — perfect for relaxing and entertaining. A useful shed/summerhouse offers additional storage or a peaceful retreat.

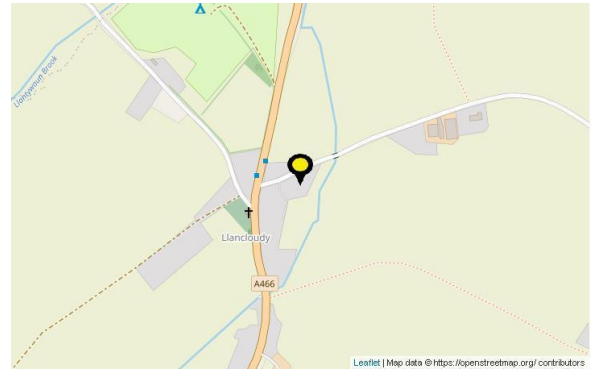
Agents Note

THE PROPERTY IS BEING OFFERED FOR SALE UPON INSTRUCTIONS RECEIVED FROM AN EMPLOYEE OF JOHN GOODWIN FRICS WHO IS THEREFORE A "CONNECTED PERSON" UNDER THE TERMS OF THE ESTATE AGENTS ACT 1979 (AS AMENDED



Directions

Starting from the centre of Ross-on-Wye, head north on the A49 towards Hereford. Continue on the A49 for several miles, passing through the village of Peterstow. After Peterstow, take the left turn signposted for Abergavenny. Follow the road, and at the next crossroads, continue straight. As you enter the village of Llancloudy, you'll pass a chapel on your left-hand side. Immediately after the chapel, turn left, and continue for about one mile. Your destination will be on the left-hand side.



Services

We have been advised that mains services are connected to the property. Private drainage. 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 "G"

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 (59).



TOTAL FLOOR AREA: 3067 sq.ft. (286.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ross-on-wye Office
01989 768320
30 Gloucester Road, HR9 5LE
ross@johngoodwin.co.uk

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.

