

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**ATTRACTIVE, STONE, PERIOD ATTACHED FARMHOUSE WITH EXTENSIVE CHARACTER, SET IN MATURE GARDENS WITH FORMER STONE WATER TOWER AND PADDOCKS EXTENDING TO APPROACHING 1.25 ACRES IN TOTAL. SELF CONTAINED ONE BED ANNEXE.**

**EPC E**

## West Kilreague House - Guide Price: £750,000

Llangarron, Ross-on-Wye, Herefordshire HR9 6PF

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# West Kilreague House

## Location

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular sees many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

## Property Description

West Kilreague House occupies an elevated position in the hamlet of Kilreague, on the rural outskirts of the village of Llangarron, some 7 miles south west of the market and tourist town of Ross-on-Wye, and approx. 6 miles north of the historic town of Monmouth.

Like many of the period farmhouses in the area, West Kilreague has undergone many changes of ownership including London Guys Hospital, with the current owners living here for almost 30 years.

With parts of the house dating back to 1580, it is understood that what one now sees, was previously the service wing of the former Elizabethan H shaped house, with the majestic stone tower located in the garden being the water tower and dovecote.

The south facing, attractive stone built farmhouse, is filled with immense character, with much evidence of exposed timbers and stonework, together with a fine fireplace in the drawing room. As with most period properties, West Kilreague House has evolved over the years to meet the owners needs, and almost certainly a future owner will look to make further adaptations.

The ground floor accommodation is generous and welcoming, strewn with attractive features. The entrance hall leads through to the drawing room filled with light from the large sash windows to two elevations which give an outlook across the gardens. The dining room leads to the kitchen and utility area, which connects to the ground floor self contained annexe. The stairs lead to the first floor where there are three bedrooms and a study, again all giving views across the garden and paddocks whilst to the second floor, the current owners have a dressing room, shower room and w.c. and study, however this space has the ability to become additional bedrooms or a fabulous playroom for a young family!

A sweeping gravelled driveway is flanked by paddocks to both sides and terminates in a courtyard which gives plenty of space for parking and manoeuvring vehicles. A pedestrian gate leads to extensive gardens fringed with a variety of mature shrub filled beds and trees, including some wonderful box topiary! Within the gardens is the stone built water tower and dovecote, making an exceptionally striking feature. The ground and gardens extend to approaching 1.25 acres in total.

From the moment one approaches, there is a sense of peace and tranquillity, combined with views across the rolling Herefordshire countryside beyond. For those looking for a stunning period house with an abundance of character features, together with a self contained one bedroom annexe and paddocks, then we strongly recommend an early internal viewing.

## ACCOMMODATION:

### Entrance Hall

A welcoming entrance hall with an abundance of period features including exposed timbers. Stairs leading to first floor and doors to





#### **Drawing Room 6.12m (19ft 9in) x 5.92m (19ft 1in)**

A room filled with natural light from the two large sash windows overlooking the gardens. Feature stone fireplace with wooden mantle over and insert wood burning stove. Character beam to ceiling. Glazed door opening to the gardens beyond.

#### **Dining Room 6.09m (19ft 8in) x 3.02m (9ft 9in)**

A well proportioned room with window to front elevation and beams to ceiling. Door to

#### **Kitchen/Breakfast Room 4.83m (15ft 7in) x 3.38m (10ft 11in)**

Fitted with a range of floor and wall mounted units with work top over. Space for appliances. Roof velux and folding glazed doors opening to sun terrace beyond. Door to utility room which leads through to annexe

#### **Bedroom One 4.39m (14ft 2in) x 4.21m (13ft 7in)**

Stairs lead to spacious landing with attractive exposed wall timbers and Bedroom One with window to front elevation. Built in storage cupboard and door to en-suite bathroom.

#### **Bedroom Two 3.30m (10ft 8in) x 3.10m (10ft)**

Well proportioned room with window to front elevation overlooking gardens.

#### **Bedroom Three 3.10m (10ft) x 2.42m (7ft 10in)**

Window to front elevation over looking gardens.

#### **Bathroom**

Family bathroom with attractive exposed timbers. White suite comprising bath, pedestal wash hand basin and w.c. Window.

#### **Study 2.94m (9ft 6in) x 2.27m (7ft 4in)**

Double glazed doors lead to useful study with window overlooking gardens

#### **Attic Room/Bedroom Four**

Stairs lead to the second floor where one finds a vast space currently used as a dressing room/storage and study. This space has a shower room and w.c. and with windows to two elevations certainly offers enormous potential to either be divided into two further rooms or would make a fantastic master suite.

#### **Ground Floor Annexe Living Room 5.16m (16ft 8in) x 3.72m (12ft)**

A ground floor one bedroom annexe with separate entrance porch leading into a light and welcoming space with windows to two sides. This space is currently used as a living room and has a diving wall to separate the bedroom area.

#### **Annexe Bedroom 4.00m (12ft 11in) x 2.32m (7ft 6in)**

Currently used as a bedroom with window to front elevation.

#### **Annexe Kitchen 2.71m (8ft 9in) x 2.14m (6ft 11in)**

Accessed either from the main house utility or directly from the living room.

#### **Annexe Shower room**

#### **Attic Storage**

Steps lead to a generous storage space above the annexe accommodation.

#### **Gardens and Paddocks**

A gravelled drive leads to the house where one finds a generous parking area. Either side of the approach drive are two fenced paddocks. The total ground extending to approx. 1.25 acres.

The gardens extend to the front and side of the house and are laid mainly to lawn with a number of well established and beautifully planted shrub and flower borders. There are also a number of mature trees together with some fabulous box topiary! To the side of the house is the most attractive stone built former water tower and dovecote. This is an exceptionally attractive feature!

#### **Tenure**

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

## Directions

From the centre of Llangarron village, proceed on the road towards Llangrove. After 100 yards turn right and continue along this road for approx. 1 mile, passing Killreague Farmhouse on the right hand side. Soon after the road bears round to the right, you will see the entrance drive to the property on the right hand side.



## Services

We have been advised that mains water and electricity are connected to the property. Oil fired central heating with a new Worcester boiler fitted in 2023 and a new oil tank installed in 2024. Private shared drainage. Fibre to the premises. 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.

## Viewing

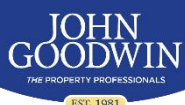
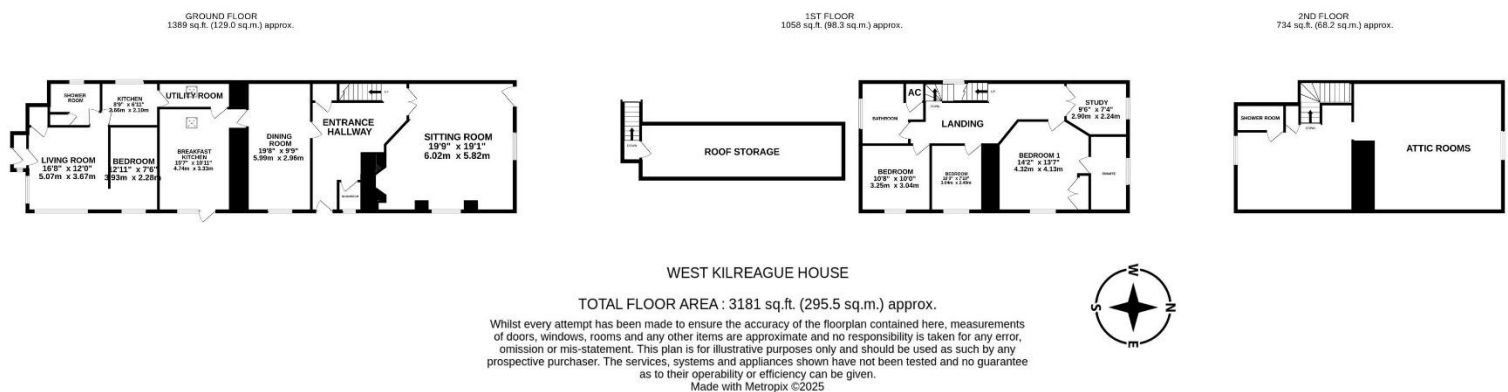
By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

## Council Tax

COUNCIL TAX BAND "F"

## EPC

The EPC rating for this property is E.



Ross-on-wye Office

30 Gloucester Road, HR9 5LE

### 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.

