



Pillar Barn
Llangrove, Ross-On-Wye HR9 6EN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Pillar Barn

£795,000

Llangrove, Ross-On-Wye HR9 6EN

A TRULY STUNNING and VERY INDIVIDUAL FOUR DOUBLE BEDROOM DETACHED BARN CONVERSION converted to a VERY HIGH STANDARD with TRIPLE GLAZING, TRAVERTINE TILING, CHARACTER FEATURES, GROUND SOURCE HEAT PUMP, PROFESSIONALLY LANDSCAPED GARDENS, DOUBLE GARAGE, situated in a SUPERB UNSPOILT COUNTRYSIDE LOCATION with PANORAMIC VIEWS OVER SURROUNDING FIELDS AND FARMLAND.

Llangrove is a small village betwixt the market towns of Ross-on-Wye and Monmouth. The village itself has a primary school, a public house and a village hall. Both Ross-On-Wye and Monmouth offer a range of shops, schools, churches of various denominations, libraries and health centres.

For the commuter, access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham.



Access via coated aluminium door through to:

ENTRANCE HALL

Travertine tiled flooring, exposed timbers, under floor heating, large cupboard housing the boiler and water tank etc.

CLOAKROOM

White suite comprising close coupled WC, vanity wash hand basin with cupboard below, tiled splashback, exposed timbers, under floor heating, side aspect window.

LIVING / DINING / KITCHEN

Fully fitted Wren kitchen with one and a half bowl single drainer sink unit with mixer tap above and cupboards under, range of base and wall mounted units, integrated Bosch five ring electric induction hob, built-in cooker hood above, electric AEG double oven, Bosch fridge / freezer, large central breakfast island with built-in wine rack, central raised wood burning stove, travertine tiled flooring with under floor heating, exposed stone walling, timbers, vaulted ceiling, two front aspect windows with large sliding triple glazed aluminium patio doors through to the gardens with stunning views over open fields and farmland beyond towards Llangarron.

INNER HALLWAY

Travertine flooring, under floor heating.

UTILITY

Stainless steel single drainer sink unit with mixer tap, cupboards under, base and wall mounted units, plumbing for washing machine, space for tumble dryer, travertine flooring, airing cupboard with slatted shelving, access to roof space, fully glazed door through to the gardens.

BEDROOM 1

A lovely, light and airy room, engineered bamboo flooring with under floor heating, range of built-in wardrobes to include two doubles and two singles with various hanging rails and shelving, central dressing table, full height front aspect window, side aspect window, fully glazed French doors through to the gardens which have an unspoilt outlook over surrounding fields and farmland.





EN-SUITE WET ROOM

Fully tiled with waterfall shower, central drain, close coupled WC, vanity wash hand basin, cupboards below, bidet, heated towel rail, tiled flooring with under floor heating, side aspect window with a lovely outlook.

BEDROOM 2

Engineered bamboo flooring with under floor heating, exposed timbers, two fitted double wardrobes with various hanging rail and shelving, fully glazed French doors through to the rear south facing private courtyard.

BEDROOM 3

Bamboo engineered flooring with under floor heating, exposed timber, rear aspect French doors leading through to the south facing private rear courtyard.

BEDROOM 4 / SNUG

Bamboo engineered flooring with under floor heating, exposed timbers, full height side aspect window with superb views over the surrounding fields and farmland, double glazed patio doors leading to the south facing private courtyard.

BATHROOM

White suite comprising of bath, separate corner shower cubicle and tray, shower over, close coupled WC, pedestal wash hand basin, tiled flooring with under floor heating, extractor fan, exposed timber, rear aspect window.

OUTSIDE

Access to the property is gained via a private road which leads through to a large graveled parking and turning area, suitable for the parking of several vehicles, which leads through to:

DETACHED DOUBLE GARAGE

19'2 x 17'6 (5.84m x 5.33m)

Accessed via two sets of double doors, power and lighting, rear aspect window, half glazed personal door to the:

CAR PORT

19'2 x 9'10 (5.84m x 3.00m)



Winding pathways leads down through to the front of the property, with large paved and graveled areas, raised flower beds, various further flower beds with shrubs, bushes, trees etc., large expanse of lawn, outside lighting, outside taps. The gardens have spectacular views over surrounding fields and farmland towards Llangarron.

Access to the rear is gained via either side of the property where there is a lovely enclosed courtyard garden with a central patio area, raised landscaped graveled garden areas, small pond, gazebo with patio seating area to one corner, good sized summer house, very attractive exposed pillars from the rear of the barn, walling and fencing surround.

The whole gardens have been professionally landscaped by Clearwell Landscaping.

The plot measures approximately 0.64 acres.

SERVICES

Mains water and electric, private drainage, ground source heat pump.

Fibre broadband is available at the property.

AGENTS NOTE

The property has a renewable heat incentive of £915 per quarter.

£32 per month is payable for the septic tank system and communal areas.

WATER RATES

Welsh Water.

LOCAL AUTHORITY

Council Tax Band: E
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.





VIEWING

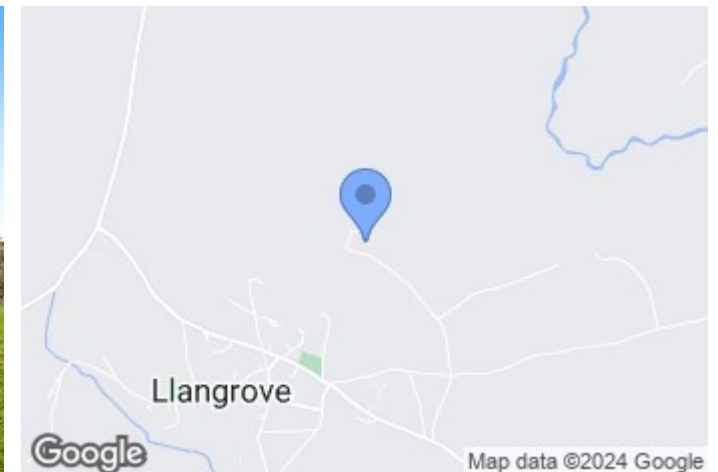
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the A40, turn off to Whitchurch heading towards Llangrove. Proceed along for approximately two miles into the centre of Llangrove, as you get into the centre, turn right on a small lane (no through road) where there is a signpost for Mapps Pool Cottage, and continue until you come to a small crossroads. Proceed straight over cross roads, drive to the end and you will find the barn which is situated on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



The Pillar Barn, Llangrove, Ross-on-Wye
 Approximate Gross Internal Area
 Main House = 163 Sq M/1754 Sq Ft
 Garage = 31 Sq M/334 Sq Ft
 Total = 194 Sq M/2088 Sq Ft



Ground 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.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		95	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	73		(69-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys