



# HASELEY HOUSE

LLANGROVE, HR9 6EZ

Guide price: £730,000

**Rolling hills and patchwork fields provide a striking backdrop to this detached country house and two-storey double garage which is set within the heart of a welcoming village, in a plot that is just shy of half an acre. The capacious four-bedroom residence boasts five reception rooms, including an expansive open-plan living space.**

- Four bedrooms, one with en-suite facilities, one with an adjoining leisure room •  
Open plan dining kitchen/family room •  
Sitting room • Formal dining room/snug •  
Study • Utility room • Cloakroom •  
Detached double garage with room above •

Llangrove, an idyllic south Herefordshire village, offers plenty of local amenities including a Church of England primary school, which carries an 'Outstanding' rating from SIAMS and a 'Good' grade from Ofsted. There is also a popular village hall, a welcoming church and a highly commended country pub, The Royal Arms. The Great Trewen Milk Shed, situated next to the play park, is also worth a special mention. This self-service vending machine provides fresh milk along with a small range of groceries. Even more amenities, including another excellent primary school, a well-stocked village shop and a reputable MOT centre, can be found in the neighbouring village of Whitchurch.









The main entrance into this bright and airy home leads into a reception hall which gives an attractive first impression. A timelessly elegant Mandarin Stone Travertine floor flows throughout the ground floor and, to the right, there is a triple aspect open-plan living space. This accommodates a Howdens kitchen, which has various integrated appliances, as well as an electric Rangemaster cooker with an induction hob and extractor fan. The dining area features an exposed brick fireplace that houses a woodburning stove as well as a set of French doors also lead outside to a wooden deck.

To the left of the entrance hall, there is another reception room which can serve as a perfect snug or formal dining room. Light pours in through a box bay window, which frames the front garden beautifully.

The hall wraps around to the left, presenting a study, a cloakroom and a utility room. At the far end, an expansive and triple aspect sitting room is found. This features a Stovax gas stove, which serves as a contemporary focal point. Another set of French doors leads out to the garden.

The first floor is home to the family bathroom and four bedrooms. The largest bedroom, a dual aspect space, has an en-suite shower room, whereas the second largest bedroom includes a built-in wardrobe plus an adjoining leisure room which can be adopted into a playroom, gym or additional bedroom. The third bedroom carries a slanted ceiling, a built-in wardrobe and a Dormer window which exhibits a magnificent view of rolling country hills. The fourth bedroom also includes a built-in wardrobe and offers a vista over a neighbouring paddock.

Outside, the garden wraps around the home. At the rear, the wooden deck leads down to a level lawn. In the left-hand corner, there are extensive raised-bed kitchen gardens, complete with a substantial greenhouse. The detached double garage gives plenty of space to store vehicles and offers additional space for a workshop.







#### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

#### General Services

LPG gas central heating. Mains electricity, water and drainage. Broadband and telephone line.

#### Local Authority

Herefordshire Council. Council tax band F.

#### Tenure

Freehold

#### Directions

From Ross-on-Wye follow the A40 towards Monmouth and take the exit at Whitchurch. Take the second exit at the mini roundabout and follow the road over the bridge and at the staggered junction, turn left and proceed up the hill, follow this lane for approximately 2 miles. Continue through the village passing the primary school and the church on the right-hand side and just a short distance after the two bungalows on the right-hand side turn immediately right onto the small lane, continue a short distance and the property is at the end on the right-hand side.

What3Words:///worldwide.deeply.dreams

Monmouth 7 miles • Ross-on-Wye 10 miles  
 • Hereford 16 miles • Gloucester 26 miles •  
 Cheltenham 34 miles • Bristol 39 miles •  
 (All distances are approximate)



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