



Pen-y-Parc, Upper Wernddu, Rowlestone, Hereford, HR2 0ED

A beautifully presented spacious barn conversion with outbuildings superb views and paddock, in all approx 1.6 acres TBV

- Occupying a stunning rural location
- Unspoilt views towards Clee Hill in Shropshire and The Malverns in Worcestershire
- Beautifully presented former barn, originally converted to the highest standards and now upgraded further
- Attractive terraced gardens, extensive seating area, garaging, stables
- Pasture paddock extending in all to approx. 1.6 acres TBV
- Hall, utility, bespoke kitchen open plan to garden/living area, dining room, study, sitting room,
- Four double bedrooms, two family bathrooms, ensuite bathroom.



Guide Price £850,000

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Situation and Description

Pen y Parc occupies a delightful rural location yet convenient for the local villages of Longtown and Ewyas Harold offering an excellent level of local amenities including schooling, Doctors, church, village stores, public house and restaurant. The larger centres of Abergavenny, Monmouth, Ross on Wye and the city of Hereford are all within easy travelling distance and the dual carriageway and motorway networks available at Abergavenny and Ross on Wye respectively.

The property has been expertly converted and upgraded subsequently to feature extensive oak joinery, quality ledge and brace doors, more recent addition of a glass and oak garden/living area which is open plan from the kitchen and makes a lovely feature. Pen y Parc is double glazed and centrally heated and provides the following spacious accommodation.

Hallway/Utility

Limestone flooring, oak units, plumbing for automatic washing machine, screened radiator, oak shelved recess.

Separate WC

Fully tiled with further limestone flooring, wash hand basin, airing cupboard with direct pressure immersion heater.

Superb bespoke kitchen

Again with limestone flooring, comprehensively fitted with a range of wall and base units incorporating cupboards with sliding chrome shelving, marble composite work surface spaces, fitted microwave, integral fridge, Neff oven, grill and hob, extractor, twin sink unit with tiling, dishwasher, island unit again with marble composite work surface space, wine rack, open plan to

Oak and glass garden/living area

Designed to maximise the views, with a pitched and vaulted ceiling, French doors, wood burning stove, feature stone elevation.

Large Inner Hall

With exposed timbers.

Dining Room

Again with oak timbers, original arrow slit window.

Office

Sitting Room

With corner plinth and fireplace, with work burning stove, exposed timbers, deep window sill, French door.

First Floor Landing

Stairway with oak balustrade. Exposed timbers.

Master Bedroom One

Oak fronted range of three wardrobes, one incorporating the television and display shelving, part pitched ceiling.

Ensuite shower room

With shower and screen, vanity wash hand basin, close coupled WC, chrome heated towel rail.

Family Bathroom One

With panelled bath, tiling, WC, pedestal wash hand basin, shower cubicle with Mira fitted shower.

Bedroom Two

Bathroom Two

With panelled bath, WC, wash hand basin, tiling. (This bathroom can be used in conjunction with bedroom three as a bedroom suite).

Dressing Area

With pitched ceiling, extensive under eaves storage, fitted wardrobe.

Bedroom Three

With part pitched ceiling, built in wardrobe, airing cupboard and panelled radiator.

Bedroom Four

With part pitched ceiling.

Outside

The property is approached via gated access to an extensive car parking and turning area.

Beautiful lawned gardens and orchard, floral beds and borders within hedged surrounds. Large brick patio and terrace. Further lawned area all adjoining an

L Shaped Pasture Paddock

With stock proof fencing.

The property in all extending to approximately 1.6 acres TBV.

Timber Clad Garage

Under roof storage, power and lighting.

Two adjoining stables

With kick panelling and overhang.

Services

We are informed by the vender that the following services apply – mains electricity and water, private drainage, oil fired central heating.

Local Authority

The Herefordshire Council
Tax Band E





01432 278278

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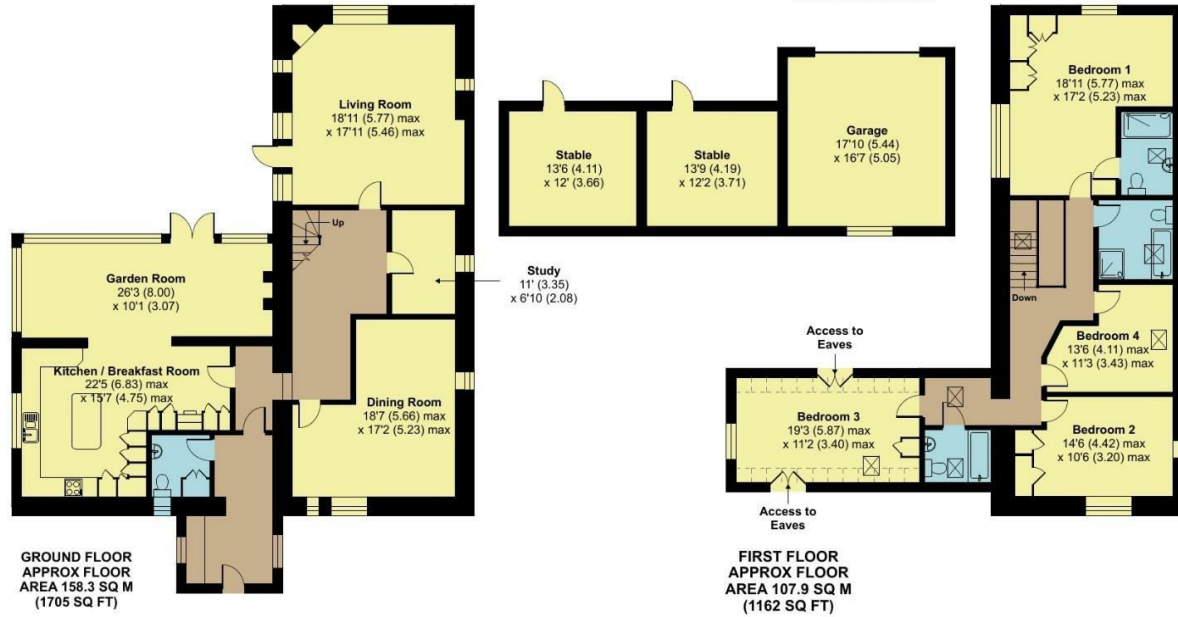
Approximate Area = 2809 sq ft / 260.9 sq m (excludes void)
 Limited Use Area(s) = 58 sq ft / 5.4 sq m
 Garage / Outbuilding = 654 sq ft / 60.8 sq m
 Total = 3521 sq ft / 327.1 sq m



Denotes restricted head height

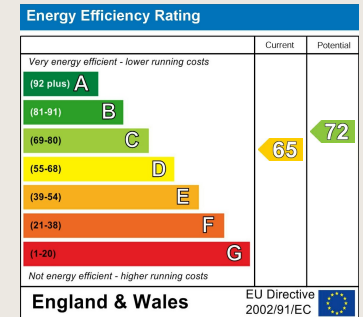
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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