



Tredunnock Farm, Llangarron  
Ross-on-Wye, Herefordshire, HR9 6PG



MORRIS  
BRICKNELL





# Tredunnoch Farm, Llangarron

Ross-on-Wye, Herefordshire, HR9 6PG

Guide:  
£945,000

**Period Stone Farmhouse in Fine Mature Setting**

**Extensive Character Accommodation including Superb Library**

**Property Extends to Over 4000sq.ft in Total**

**Partial Sub Division Creates Potential for Granny/Holiday Annexe**

**Superb 27' Detached Garage/Workshop Complex**

**Delightful Gardens with superb Oak & Magnolia approaching an Acre**

**Use of Owners Airstrip & Aeroplane Parking Possible**

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Tredunnoch Farmhouse occupies an elevated location 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.

Although the name was first recorded in 1302, the first more definite mention of the house was in 1542, when it was owned by Thomas Dunne and his family who continued to live there through several generations. Perhaps surprisingly in spite of its age and character it is not a listed building. The farm went through multiple changes of ownership including London's Guys Hospital and latterly the Prudential Insurance Company from which it was bought by the present owner in 1988. The many stone outbuildings were gradually and sympathetically developed, first as offices in connection with the owner's business and more recently as dwellings. Since his retirement some properties have been sold, and after the sale of the Farmhouse, he and his wife intend moving to a nearby property that houses his vintage light aircraft.

The principal aspects of the farmhouse are to the sunny south east and south west, and the outlook from many windows is across 1000's of acres of rolling Herefordshire countryside. Having been added to and amended many times over the years, the dwelling has immense character, with much evidence of exposed timber and stonework, pine doors,



fine fireplaces, and an ancient Jacobean staircase. As with many properties that evolve over time, the accommodation is laid out in an idiosyncratic manner, the arrangement being such that it could easily be internally sub divided to create a main property and secondary accommodation for e.g. elderly relative or holiday let. All principal rooms are of generous proportions, and two of the reception rooms have woodburning stoves set within fine fireplaces. There is a floor to ceiling library to the south west of the house, and all main bedrooms have en-suite bath/shower facilities.

The gravelled approach drive is flanked by stone walling adorned with Lavender, and this leads to the vast gravelled court yard to the south east of the façade, giving wonderful turning, manoeuvring and parking space, to the north east corner of which is the excellent 27' garage/workshop block.

Extensive lawned gardens lie to the south east and south west of the house, fringed by a wide variety of trees and shrubs, with a magnificent mature Oak tree forming a focus to the south west towards the far end of one lawn. Two sets of substantial wooden gates enable access to further areas ideal for parking eg. motorhome, caravan, boat etc.

Adjacent to the main entrance is a covered alfresco terrace/dining area, whilst not far away a dedicated covered area for barbecuing etc.

The atmosphere in the whole of the grounds is one of peace and tranquillity.

The purchaser can have secure use of the adjacent airstrip without charge. Outside aircraft parking is also possible as is informal use of the owner's aircraft.



**BT Broadband Availability Speeds:** Fast Fibre is connected. Up to 900Mb

**Services:** Mains Water & Electricity are connected. Oil central heating. Private sewage £55 pcm. **Outgoings:** 'TBC' Council Tax Band **EPC Rating:** 'F' (Full EPC Rating available)

**To View:** Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

**Tenure:** We are advised 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 lane until one sees the cluster of buildings, turning left just before the farm, and thereafter taking the third opening to the right with the sign "Tredunnoch Farm" inscribed on a decorative portion of stone.

**What3words:** ///trophy.fillings.really

**Money Laundering Regulations:** To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.



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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 376.7 sq. metres (4054.6 sq. feet)  
These plans are for identification and reference only.  
Plan produced using Planific.

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