



1 Tredunnock Cottage, Llangarron
Ross-on-Wye, Herefordshire, HR9 6PG



**MORRIS
BRICKNELL**





1 Tredunnoch Cottage, Llangarron

Ross-on-Wye, Herefordshire, HR9 6PG

Guide:
£435,000

Attractive, Stone Built, Semi Detached Barn Conversion

Exposed Beams and Stonework Lend Immense Character

Lovely Rural Location on Western Outskirts of Llangarron

Fine Easterly Views Across to Mayhill

Two Reception Rooms, Excellent Kitchen, Three Bedrooms & Bathroom & WC

100' Front Garden with Ample Gravelled Parking Area

Old Red Sandstone Construction under Double Pitched Slate Roof

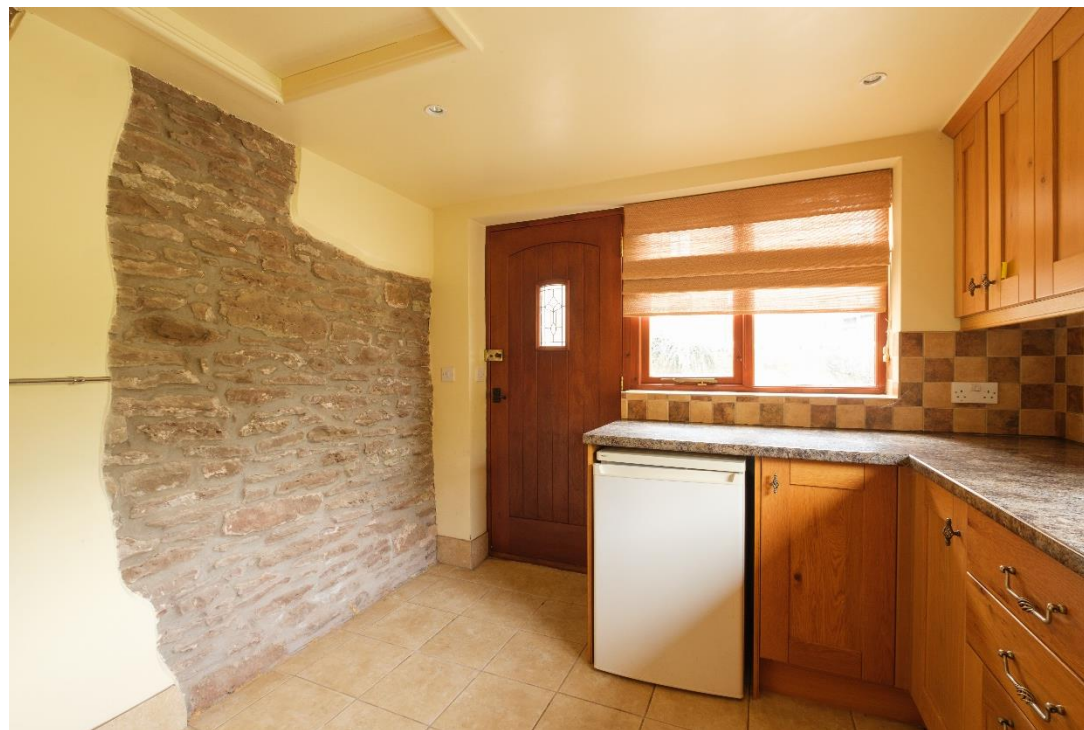
Location & Description

This delightful semi-detached cottage comprises part of a conversion of former farm buildings once operated as historic Tredunnoch Farm. Although the original farmhouse is many hundreds of years old, these sandstone outbuildings are likely to have been constructed in the Victorian era and are of sturdy sandstone construction under a double pitched slate roof.

The property has its own individual gravelled driveway leading to a parking area part way down the extensive lawned front garden.

The ground floor accommodation comprises two beamed reception rooms full of character, and an excellent kitchen/breakfast room, complete with appliances.

To the first floor there are three bedrooms, some with attractive exposed stonework and timbering, together with a bath/shower room and w.c.



Views from the front of the property are far reaching extending across thousands of acres of rolling Herefordshire countryside towards Mayhill in the far distance.

The village of Llangarron has a lovely historic church which has recently been reordered to comprise a cultural and social centre as well, while not far away is the original village hall. For those concerned with strategic location and accessibility, the A40 dual carriageway is accessible in Whitchurch, some 10 minutes' drive away, and this links into the M50, M5 and M4 motorway network.

BT Broadband Availability Speeds: Up to 900Mb
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains Water, electricity are connected. Private shared drainage £55 PCM. Storage Heaters.

Outgoings: 'C' Council Tax Band **EPC Rating:** 'D' (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 second opening to the right into the drive of Number 1

What3words: [///recapture.buggy.goal](https://www.what3words.com/recapture.buggy.goal)

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.

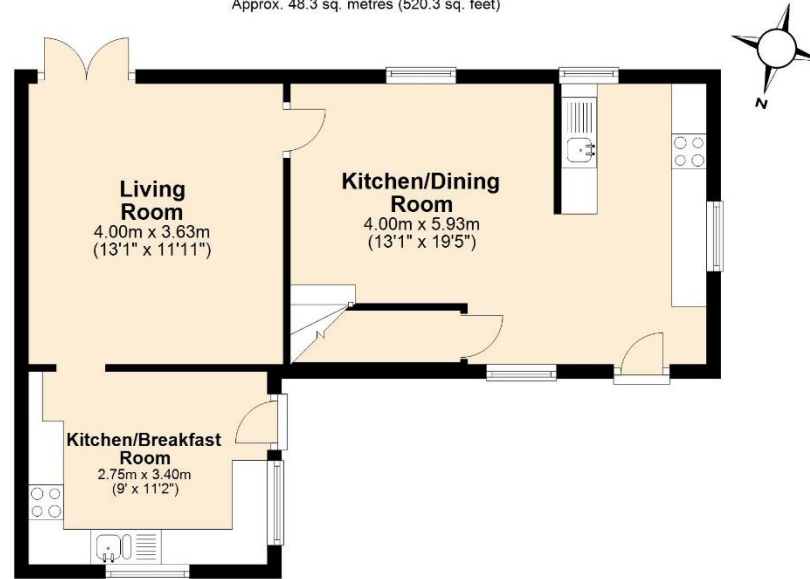


IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

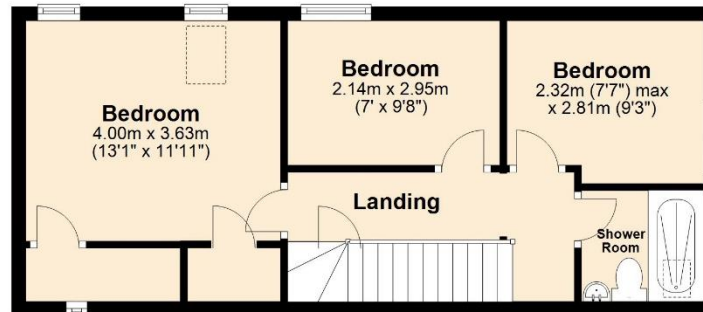
Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 87.1 sq. metres (937.2 sq. feet)



01989 768320
info@morrisbricknell.com
www.morrisbricknell.com

30 Gloucester Road
Ross-on-Wye
HR9 5LE