



Barley Barn  
Llangarron | Ross-on-Wye | Herefordshire | HR9 6NR







# Step inside

## Barley Barn

Guide price £900,000

An absolutely exceptional barn conversion, styled and presented to a very high standard, and situated within a peaceful edge of village location between Ross-on-Wye and Monmouth.

Barley Barn is a fine property, with beautifully proportioned rooms, all tastefully presented with some lovely contemporary features and endless period features. To the ground floor is a beautiful open entrance hallway, an exceptionally generous living-dining room, kitchen-breakfast room, utility, study and cloakroom with W.C. To the first floor are four double bedrooms, three bathrooms and an open landing area, idea for a reading room, office or hobbies space..

There are gardens to the rear, with gated parking and a huge array of outbuildings, one of which has planning permission to convert into residential.

Llangarron is a delightful village situated roughly halfway between the beautiful market towns of Ross-on-Wye and Monmouth. The village itself has a lively social scene, with a village hall, church and a fantastic community centre offering a range of regular events and facilities, including a café, pop up restaurant, yoga classes and musical events. Ross-on-Wye and Monmouth offer plenty of options for schooling, shops and leisure facilities, with numerous primary schools located in nearby villages.

As you enter the property, you are greeted by a wonderful open hall, with flagstone flooring, exposed beams, staircase to the galleried landing and a door leading to the rear gardens.

A doorway leads from the hallway into a fabulous living room, which features a brick fireplace with woodburning stove on a stone hearth. There are oak floorboards, exposed ceiling beams and windows to three sides.

A small passageway leads from the hallway into a passageway with access to a home study and ground floor cloak room with W.C and wash basin.

You then enter the kitchen, which has been tastefully finished in a rustic yet contemporary style, with exposed floorboards and beams to the ceiling. There are attractive units and worksurfaces, integrated appliances to include Rangemaster Cooker and integrated microwave, and plenty of space for a fridge-freezer.

There is a separate dining area with rear aspect over the gardens, and a door leading into a separate utility room with additional storage and space for appliances, as well as a door leading outside.



The first floor features a wonderful open galleried landing, which acts as another room in itself, with dual aspect windows allowing light to fill the space. This could work well as a reading area or hobbies space.

There are four double bedrooms to the first floor, including a truly impressive principal suite, with high vaulted ceilings, exposed beams, fitted wardrobes and windows to three sides.

The principal bedroom has access to an en-suite, tastefully finished with a double width shower cubicle, bath, his and hers bowl style basins, W.C and beautiful wall tiling.

The second bedroom is located to the opposite end of the property, and enjoys high vaulted ceilings with beams, and dual aspect windows with a pleasant view over the rear garden. The third and fourth bedrooms are both doubles, and there are two additional shower rooms.

### DIRECTIONS

Proceed out of Ross-on-Wye on the A40 towards Monmouth to the village of Whitchurch, turn off for Hereford and over the motorway bridge, proceed for a couple of miles, and take the left hand turning for Biddlestone/Llangstone/Llangarron. Follow this road for around a mile, and you will eventually reach a group of houses at a T junction. Barley Barn is on the left hand side as indicated by the agent's for sale sign.













# Step outside

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The property enjoys a lovely enclosed rear garden, which is south-east facing and enjoys plenty of sun. There is a good section of flat lawn with a large paved patio area, and a fantastic covered dining/BBQ area offering a great space for entertaining.

The driveway entrance is gated, and offers space for several vehicles, with access to a triple bay stone car port

There is a generous range of outbuildings, most notably an incredible stone barn adjacent to the main house, with mezzanine level and an expansive floorspace. This currently has planning permission in place for conversion to a 3 bedroom dwelling. There are additional storage buildings adjoining the main barn and connecting to the car port and covered dining area.

Another unique and appealing feature is a bespoke-made timber sauna, with space for 4-6 people and a woodburning stove for steam production





Approximate Gross Internal Area  
 Main House = 250 Sq M/2690 Sq Ft  
 Outbuildings = 152 Sq M/1637 Sq Ft  
 Mezzanine = 42 Sq M/452 Sq Ft  
 Total = 444 Sq M/4779 Sq Ft

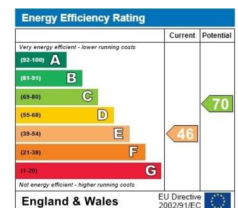


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 6NR | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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