



Gwynfa Bungalow  
Llangarron | Ross-on-Wye | Herefordshire | HR9 6NH

# STEP INSIDE

## Gwynfa Bungalow

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Tucked away amidst glorious south Herefordshire Countryside, this wonderful smallholding comprises a spacious detached modern dormer bungalow, built by the current owners in 1996, with a range of farm buildings, all set within approx. 55 acres of rolling land.

The property itself is well presented, and offers spacious, versatile and bright accommodation, with three double bedrooms (and potential to create a fourth if required), a very spacious lounge, kitchen-breakfast room, dining room, utility room and home office. There are two bathrooms to the first floor, with an additional bathroom and cloak room to the ground floor.

Agent's note: The property is subject to Agricultural Occupancy Restriction, please contact agent for further details.

### Location and situation

Llangarron is situated near the Welsh border and the Wye Valley AONB, just 3 miles west of the M50/A40 links to the national motorway network and offering quick and easy access to Hereford, Ross on Wye and Monmouth.

There are several nearby facilities, including primary schools in Whitchurch and Llangrove, several highly regarded pubs, and a village church and village hall in Llangarron itself, which both host regular events.

Hereford is a historic city offering a range of services and shops, sports and recreation facilities, with several quality places to eat in and around the city, from award-winning burgers from The Beefy Boys to the Michelin starred The Whitebrook and The Walnut Tree, both within around half an hour's drive away. Hereford has a rail station, from which trains to London, via Newport, can be accessed.

Llangarron is roughly equidistant from Ross on Wye and Monmouth, both beautiful market towns boasting an impressive array of independent shop, cafes and pubs, as well as larger supermarkets.

The area has several excellent schools, including Hereford Cathedral School and the Haberdashers' independent schools for boys and girls in Monmouth, around 12 miles away.

### Step Inside

This exceptionally well-built dormer bungalow has been well cared for over the years by the current owners, and offers bright, spacious and very versatile accommodation.

As you enter the property, you step into an entrance hallway, with staircase to the first floor, and doors leading to various ground floor rooms.

Leading directly off the hallway is a spacious living room, boasting a brick fireplace with woodburning stove, double aspect windows and sliding glazed doors giving access to the front of the property.

There is a wonderfully bright and airy kitchen-breakfast room to the opposite end of the house, which features a range of modern units and worksurfaces, with Range cooker set within a traditional-style brick surround. The kitchen leads into a lovely breakfast area, with French doors leading to an outside patio, and internal double doors giving access to a lovely spacious dining room, also offering access outside.

The kitchen also offers access to a large utility room, with storage units and ground floor cloakroom, with a porch leading outside.

To the far end of the entrance hallway, you will find a ground floor double bedroom, a bathroom and home office, as well as a storage cupboard.

The staircase leads to a first floor landing, leading off to two good sized double bedrooms, one of which features an en suite. There is an additional family bathroom and built in storage cupboards to the landing hallway.













## SELLER INSIGHT

“It was the peace and quiet of the setting which first drew us here,” say the current owners of Gwynfa Bungalow. “The plot inhabits a tranquil sunny spot surrounded by green space, where we could see the potential to build a lovely home. We then set about designing a house with a layout which could accommodate everyday life and entertaining alike: the kitchen opens up into the dining room via double doors to provide plenty of space for family parties; while the lounge comes into its own at Christmastime when the whole family gathers around the warmth of the log burner in the inglenook fireplace. In the years since, the bungalow has been updated, for example with a new fully tiled family bathroom upstairs complete with walk-in shower, which is invaluable when we have overnight guests.”

“Outside, the wraparound garden provides the perfect place to unwind,” the owners continue, “with all day sun on the large patio encouraging relaxed al fresco lunches and barbecues with friends. On summer evenings, we love to stroll through the private farmland and beside the babbling brook. Indeed, one of the best things about being here is the privacy: from long walks through the grounds to camping by the brook on our own little beach, it feels like our own piece of paradise.”

Surrounded by beautiful countryside, the location of the property has much to offer in terms of convenience and community, too. “Our daughter got married in the beautiful Grade I listed 14th century church in Llangarron,” the owners say, “adjacent to which is the Garron Centre, a community owned and run venue at the heart of the village, with an active calendar of events. The village itself provides the perfect blend of peaceful, rural life with easy access to amenities in the nearby market towns of Ross-on-Wye (5 miles) and Monmouth (7 miles), both with a range of shops, supermarkets, primary and secondary schools and leisure facilities. Transport networks are superb, with the A40 dual carriageway running through Ross and Monmouth and connecting to the M50 and M4 for swift access to the West Midlands, Bristol and South Wales. The nearby Cathedral cities of Hereford and Gloucester have mainline rail stations, as do Ledbury and Newport, with international airports within easy reach at Birmingham, Cardiff and Bristol.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP OUTSIDE

## Gwynfa Bungalow

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### Step Outside

The property enjoys a well maintained lawned garden to the rear, with patio areas, a range of beautifully planted beds and a greenhouse. There is access through an archway to a raised vegetable patch and an orchard with a range of mixed fruit trees.

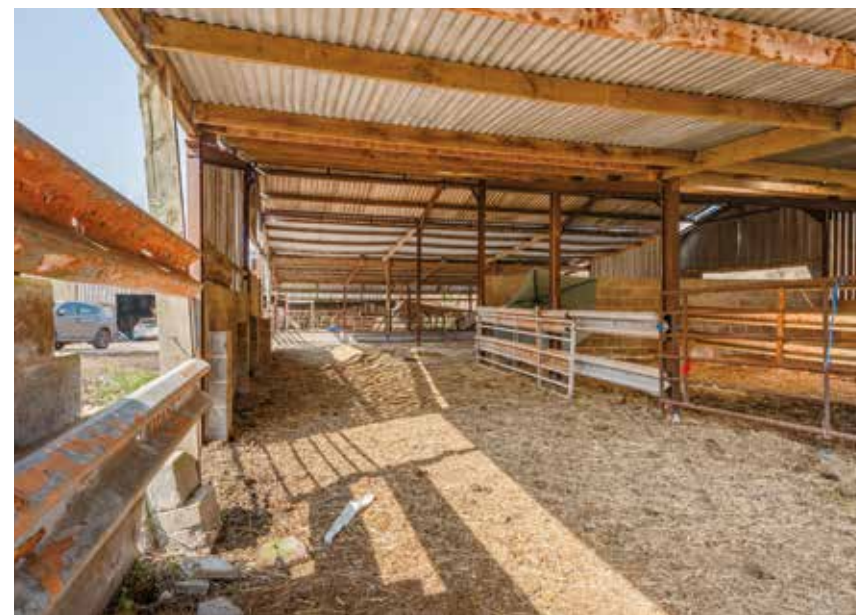
There are additional gardens to the front, as well as a detached garage and parking, accessed via a driveway which is lined with cherry blossom trees and plenty of colourful daffodils in the spring time.

The farm buildings are located north of the property, quite separate from the house and gardens, and comprise; a General purpose Steel portal framed building with concrete floor and an open sided 3 bay hay barn, with great potential to create stabling if required.

The land is truly stunning, extending to approx. 55 acres in total, and incorporates areas of rolling green grassland, with pockets of native woodland and a stream running through the lower areas. The land is predominantly Grade III with some Grade II to the east, and benefits from a natural water supply from the Garron Brook.

### Agent's note:

The property is sold subject to an Agricultural Occupancy Condition, otherwise known as an agricultural tie. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed, in the locality in agricultural or forestry or a dependant of such person residing with them or a widow/widower of such a person. Please contact the agent to check if you comply with this restriction.





# Gwynfa Bungalow, Llangarron, Ross-on-Wye

Approximate Gross Internal Area

Main House = 2234 Sq Ft/208 Sq M

Garage = 375 Sq Ft/35 Sq M

Outbuilding = 12664 Sq Ft/1177 Sq M

Open Area external area = 820 Sq Ft/76 Sq M

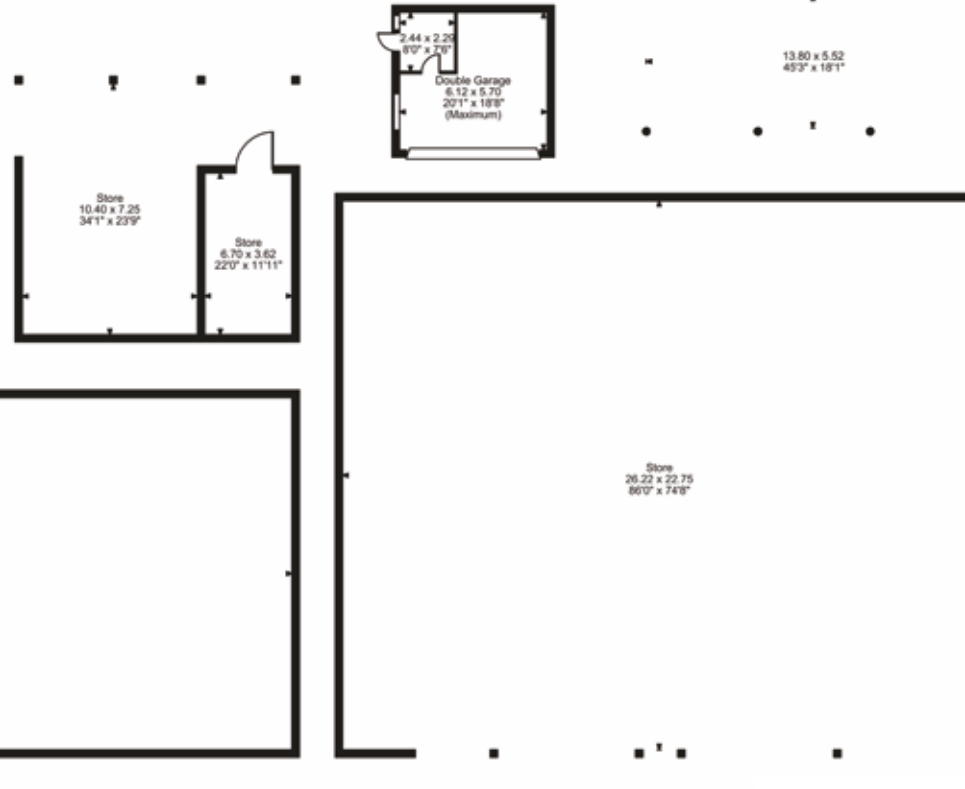
Total = 15273 Sq Ft/1420 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: E

Tenure: Freehold

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