



Prospect Lane, offers in excess of £450,000

- Charming village location
- Scope for improvement
- Extensive gardens to side elevation
- Well proportioned accommodation
- Available with no onward chain
- EPC Rating: E



3 1 1



About the property

Situated within pretty village setting, enjoying extensive beautifully landscaped gardens on a corner plot. Detached three bedroom home, offering ideal scope for remodelling project or even more. Driveway parking and attached garage. Available with no onward chain.

Situated within the delightful Herefordshire landscape, the popular village of Llangrove benefits from a pleasant community with sought after Primary School. The nearby village of Whitchurch also benefits from a Primary School, village Shop, Pub/restaurant and coffee/tea room. Access to the convenient A40 road link to Ross-on-Wye, Monmouth and the Symonds Yat countryside for outdoor Wye Valley pursuits.

At the beginning of 2026, the Vendor made enquiries via the Herefordshire Planning Department, to discuss the potential of either extending the current property or perhaps adding an additional unit within the grounds. An architect prepared a design idea for a detached dwelling. Further individual enquiries should be made directly to identify whether this would be possible, if considering a larger project in the future, to seek and obtain the necessary planning approval required.

The comfortable accommodation comprises; Entrance Hall with Cloakroom/WC. Delightful dual aspect Sitting Room overlooking the gardens. Original fireplace with raised hearth. Sizeable Kitchen with Dining Area, fitted with a range of base and wall mounted units. Door leading out to the garden via pergola with splendid ornately trained Wisteria. From the Inner Hall there is a staircase to the First Floor Landing, with doors to following; three well proportioned Bedrooms and a Bathroom.





Accommodation

Outside

The property is approached via a gated driveway, which in turn leads to the Garage; being linked to the house, this may also offer opportunities to some.

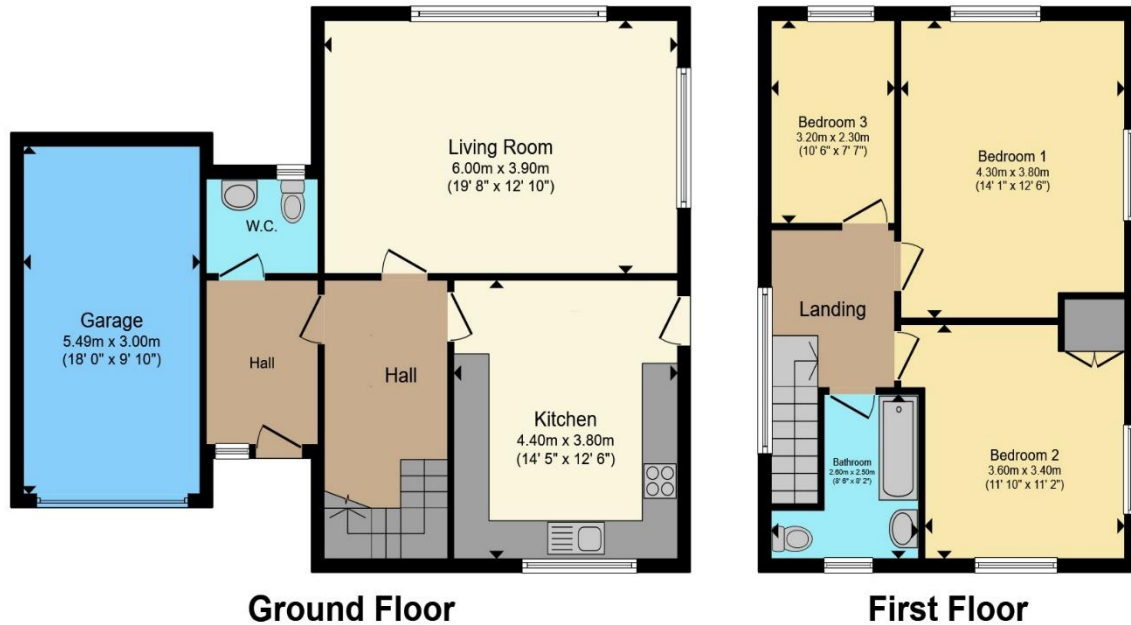
The extensive established gardens lie peacefully to the side and rear of the property, with well-manicured lawned grounds and attractive mature planted borders which create interest and texture. A wide pathway leads around the house opening out to the rear, also bordered by mixed flower beds. Situated to one side is a useful garden shed and greenhouse.

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Floorplan



Total floor area 127.3 m² (1,370 sq.ft.) approx

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