



LLANGROVE

Guide price **£450,000**



PRIMROSE COTTAGE

Llangrove, Ross-on-Wye, Herefordshire HR9 6EX



Discover comfort in this welcoming detached home
Enjoy a spacious garden perfect for outdoor activities
Modern living with character in every corner of Primrose Cottage

Primrose Cottage is an inviting detached house set in the picturesque village of Llangrove, near Ross-on-Wye. This older-style property offers a blend of character, comfort and functionality suited for modern living. Inside, discover three bedrooms, including two with sloped ceilings and skylights, which enhance their cosy feel, while the bathrooms include contemporary fixtures for everyday convenience. The beautifully designed kitchen, complete with green cabinetry and wooden worktops, is a charming and practical space, while the true heart of the home lies within the inviting living areas - including one with a striking stone fireplace - offering warm and welcoming spaces for family gatherings. Beyond the interiors, the garden is a substantial feature, with grassy areas and planting beds. The presence of an outbuilding offers versatile options for a workspace or additional storage. Located close to local amenities such as a nursery, primary school, pub and lots of groups and activities in Llangrove Village Hall, this property presents a relaxed lifestyle amidst beautiful countryside surroundings.



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KEY FEATURES

- Charming 3-bedroom detached house with driveway parking in sought after village
- Inviting garden with planting beds, sheds and greenhouse
- Newly fitted bathroom and kitchen
- Cosy living areas with log burner
- Generous garden cabin that could be used for work, gym or an art studio
- Potential to extend, subject to planning permission



STEP INSIDE

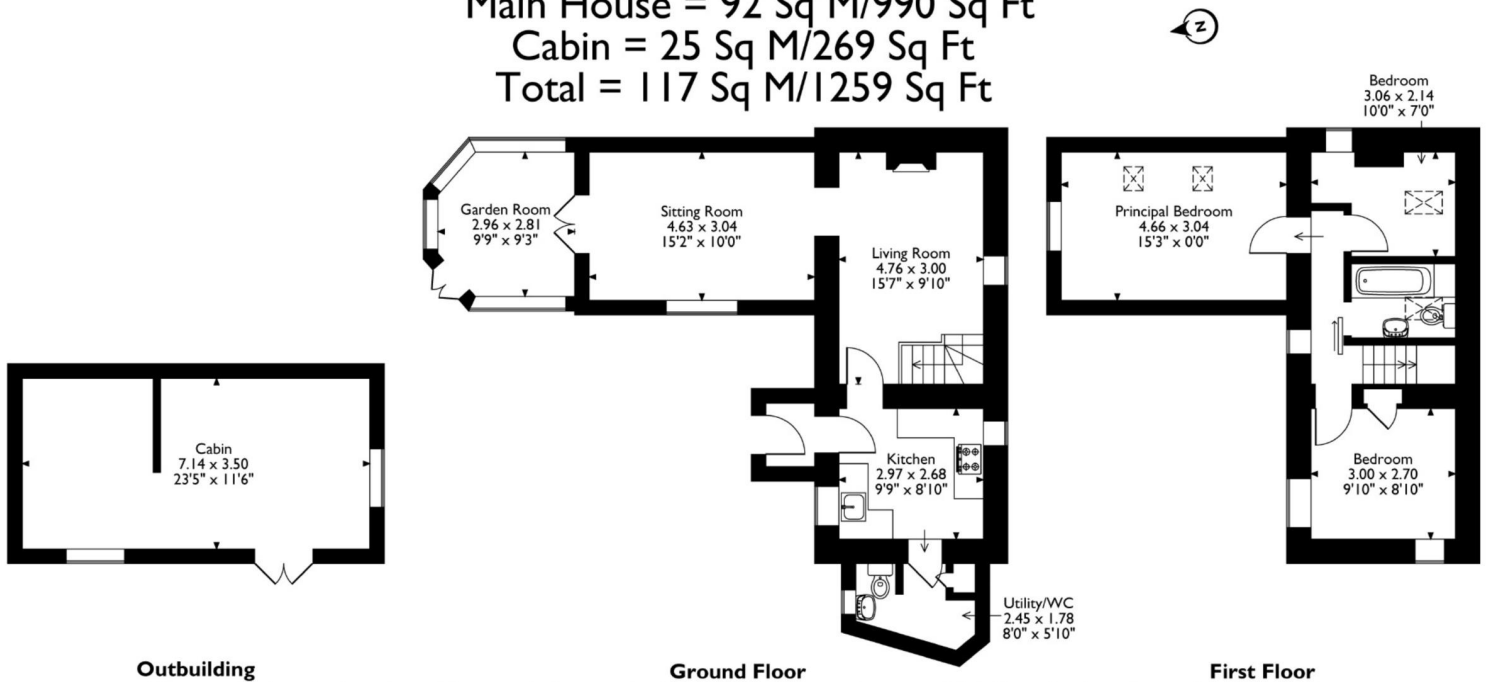


Inside Primrose Cottage, the carefully curated spaces are both functional and aesthetically pleasing.

The newly fitted kitchen is a standout, combining style with practical modern appliances, perfect for culinary enthusiasts. Green cabinetry pairs elegantly with wood veneer worktops, creating an inviting atmosphere for cooking and family meals.

Adjacent to the kitchen, the multiple reception rooms provide flexible living options; one area boasts a striking stone fireplace that adds warmth and character, making it an ideal spot for gatherings.

Approximate Gross Internal Area
 Main House = 92 Sq M/990 Sq Ft
 Cabin = 25 Sq M/269 Sq Ft
 Total = 117 Sq M/1259 Sq Ft



Outbuilding

Ground Floor

First Floor

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.

The property features three bedrooms, each designed for comfort.

Two bedrooms benefit from sloped roofs and skylights, filling the rooms with natural light and a sense of intimacy.

A well-appointed bathroom offers a tiled aesthetic with a modern sink and, to unwind, there is a bathtub for leisurely baths.

Additionally, the versatile outbuilding is currently set up as a private gym, perfect for maintaining an active lifestyle, but it could easily be transformed into a home office, studio, or any space to suit your needs. Bright and spacious, with useful shelving already in place, it offers an inspiring setting whether for work, creativity, or wellbeing. Overall, the interior of Primrose Cottage balances stylish design with practicality, making it a pleasant environment for everyday living.

STEP OUTSIDE



The exterior of Primrose Cottage is equally appealing, featuring a large, spacious, private garden that invites outdoor enjoyment and relaxation. The garden is well-maintained, encompassing grassy areas and neat planting beds that add colour and interest to the landscape. Fencing and mature greenery provide privacy, encouraging a sense of space without the distraction of nearby properties. There are paved patio areas that create perfect spots for outdoor dining or lounging in the fresh air. An outbuilding offers additional utility, suitable for a hobby space or storage. There is also a new greenhouse and fence panels. The gravel driveway not only provides convenient off-street parking but also enhances the property's overall functionality. In this outdoor haven, residents can enjoy the tranquillity of nature while having the option for outdoor activities and entertaining guests.

INFORMATION

Postcode: HR9 6EX
Tenure: Freehold
Tax Band: C
Heating: Electric
Drainage: Mains
EPC: E





DIRECTIONS

What3words: [minivans.tight.innovator](https://www.what3words.com/minivans.tight.innovator)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			109
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		53	
England & Wales		EU Directive 2002/91/EC	

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