



Old Manor House Llanwarne, Hereford, HR2 8JE



**Old Manor House
Llanwarne
Hereford
HR2 8JE**

Summary of Features

- Detached period property
- Five bedrooms
- Four reception rooms
- Surrounded by countryside
- Character features throughout
- No onward chain

**Offers In The Region Of
£600,000**

Nestled on the edge of the picturesque village of Llanwarne, Hereford, this exquisite detached period house offers a unique blend of charm and modern living. With an impressive five bedrooms and four spacious reception rooms, this extensive property is perfect for families seeking both comfort and style. The interior boasts character features throughout, showcasing the property's rich history while providing a warm and inviting atmosphere. Set in a rural and private location, the house is surrounded by stunning countryside, offering a tranquil retreat from the hustle and bustle of everyday life. With no onward chain, this property presents a rare opportunity for prospective buyers to move in without delay. Whether you are looking for a family home or a peaceful getaway, this charming residence in Llanwarne is sure to impress. Don't miss the chance to make this delightful house your new home.

Location

The village of Llanwarne is located between Monmouth and Hereford with roads leading to Abergavenny and Ross-on-Wye. The area comprises a small semi-rural community with a shop, post-office, pub and vehicle repairs garage in Wormelow which is about a two miles away. The nearby village of Much Birch has a primary school, Steiner school and GPs surgery. There is easy access to the M50 (Birmingham and South Wales).

Accommodation

The spacious and well presented accommodation comprises: Entrance hall, dining room, kitchen, utility, boot room, cloakroom, living room, sitting room, conservatory, gym, five bedrooms and two family bathrooms.

Entrance

The entrance hall in this property is a warm and welcoming space, featuring a well-proportioned layout that creates an immediate sense of openness. Thoughtfully designed, it serves as a central hub, providing seamless access to all principal ground floor rooms, enhancing both flow and functionality.

Dining room

The dining room is truly impressive, featuring an inviting inglenook fireplace and expansive windows that flood the space with natural light. Its beautiful parquet flooring adds warmth and character, enhancing the room's timeless charm.

Kitchen

The kitchen features a range of wall and base units, a sink drainer unit, an integrated double oven and hob, windows to both the front and rear aspects, and ample space for a breakfast table and chairs. There's space for a freestanding fridge freezer.

Utility

The utility room adjoins the kitchen, providing convenient access while also offering a private route to the rear garden. It features additional base units, space for extra white goods, a second sink with drainer, and built-in cupboards for extra storage.

Boot room & cloakroom

Immediately off the entrance hall, the boot room and cloakroom offer convenient spaces to kick off shoes and hang coats. The cloakroom is fitted with a low-level WC and a wash hand basin, providing a practical and accessible guest facility.

Living room

The living room in this property is a warm and inviting space, thoughtfully designed for comfort and relaxation. At its heart lies a charming original fireplace, which serves as a stunning focal point and adds character and timeless appeal to the room. Natural light floods the space through a large window and elegant patio doors, creating a bright and airy feel throughout the day.

Sitting room

The sitting room is undoubtedly one of the most impressive spaces within the property. Stretching approximately 7 meters in length, this generously proportioned room is bathed in natural light thanks to an abundance of windows, creating a bright and welcoming atmosphere throughout the day. A key focal point is the beautiful inglenook fireplace, which houses a charming wood-burning stove – perfect for cozy evenings and adding a touch of rustic character. Whether you're entertaining guests or enjoying quiet family moments, this exceptional room offers both elegance and comfort in equal measure.

Conservatory

The conservatory perfectly bridges the house with the outdoors, flooding the space with natural light and offering seamless garden views. It leads directly to a versatile gym/office, allowing you to stay productive or active while enjoying the beauty of the garden and everything it has to offer.

Gym/office

This adaptable room offers the perfect blend of functionality and comfort, making it ideal as either a home office, private gym, hobby room, or even a quiet reading nook. A large window overlooks the serene rear garden, filling the space with natural light and offering a calming view throughout the day.

First floor



Bedroom one

Bedroom one is a cozy double bedroom that boasts a charming character with its exposed timber beams, adding warmth and rustic appeal to the space. The room is well-lit, with a window positioned to the front aspect, it also features a small built-in wardrobe, perfect for keeping clothing and belongings organized without taking up extra floor space.

Bedroom two

Bedroom two is a double bedroom featuring built-in wardrobes, a large window that overlooks the garden, and ample space for free-standing furniture.

Bedroom three

Bedroom three is a spacious double bedroom, featuring its own dressing area before entering the room. It boasts two windows that offer scenic views of the nearby countryside and has charming exposed timbers, adding character and warmth to the space.

Bedroom four

Bedroom four is another double bedroom, featuring built-in wardrobes, a wash hand basin, and a window overlooking the rear aspect.

Bedroom five

Bedroom five is a compact single bedroom featuring a Velux window, which allows natural light to enter the room. The space is designed efficiently to accommodate a single bed, offering a cozy and functional sleeping area.

Family bathrooms

Both bathrooms in the property feature a three-piece suite, consisting of a bath with a shower over, a low-level WC, and a wash hand basin, providing essential and functional facilities in each space.





Outside

The outside space at this property is truly another standout feature, offering a combination of convenience, beauty, and practicality. The private driveway leads right up to the front of the house, providing easy access and ample space for vehicles, as well as additional storage potential in the garage. The front garden is a peaceful and inviting space, primarily laid to a well-maintained lawn, which adds to the property's curb appeal. The garden is thoughtfully enclosed by stone fencing, providing privacy and a sense of seclusion. Surrounding the lawn are a variety of trees, shrubs, flowers, and bushes, each carefully planted to enhance the natural beauty of the area and create a harmonious outdoor environment. On one side of the property, there is a dedicated space for growing vegetables, equipped with raised beds and fruit cages. This area is ideal for those with a passion for gardening, offering the opportunity to grow your own fresh produce in a well-organized and productive setting. The rear garden is split into two sections, both of which are also laid to lawn, providing a generous amount of space for outdoor activities, relaxation, or play. Enclosed by fencing, the rear garden offers a sense of privacy and tranquility. Two separate patio areas are perfect for enjoying the outdoors, whether for dining, entertaining, or simply taking in the peaceful surroundings. With the entire garden set against the backdrop of beautiful countryside, this outdoor space is the perfect retreat to unwind and enjoy nature in all its glory.

Services

We understand mains water and electricity are connected to the property.

Oil fired central heating.

Private drainage.

The property is equipped with solar panels on the South facing aspect.

Herefordshire council tax band - G

Tenure - Freehold.

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Directions:

From Hereford, head South out of the City on the A49 (Ross Road). Continue for 3 miles, then turn right onto the A466, following signs for Wormelow. Continue through Wormelow heading towards Monmouth for approximately 2 miles, take the turning left signposted for Llanwarne, the property can be found shortly after on the right hand side.





Total area: approx. 296.0 sq. metres (3185.7 sq. feet)

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.