



THE COACH HOUSE

PEN Y WORLOD FARM BARNs | ROWLESTONE | HEREFORD | HEREFORDSHIRE | HR2 0DS

P parrys
Ahead of the curve

WELCOME TO THE COACH HOUSE

This attractive four bedroom barn conversion is set amongst a small, select complex of similar properties, amidst the rolling Herefordshire countryside. This spacious property offers generous accommodation over 2 floors, with the added benefit of an external, partially glazed sun room which could be used as an office, gym or studio. As befitting of a former agricultural building, there is much character and many retained features, including exposed timbers, original brick surrounded doors and windows, brace and ledge doors with wrought iron door fittings, a wood burning stove and oak joinery. The barn stands in gardens and grounds that adjoin open farmland affording far reaching countryside views. Rowlestone is a village with an historic church situated on the Herefordshire/Monmouthshire border with good access to major road and rail links.

KEY FEATURES

- Beautifully converted 4 bedroom barn
- Traditional features belying its agricultural heritage
- Situated within a select development of similar properties
- Spacious and light accommodation with much character
- Rural location with far reaching views
- Garden and paved patio area



GROUND FLOOR

Step into a welcoming and generously proportioned entrance hall, offering ample space for coats and shoes alongside a cleverly positioned utility area. From here a door leads to a WC and shower room and separate study. Continue through into the open plan kitchen/dining room, a superb room with ample space for a family dining table, windows overlooking the rear garden and doors leading straight out to the garden. The oak spiral staircase is a particular focal point, complemented by flagstone flooring in keeping with the character of the property. From here, double wooden doors lead through to the spectacular living room, an impressive, versatile space for the whole family, featuring two sets of doors to the rear and a woodburning stove. There is underfloor heating to the ground floor.

Accessed externally is a fabulous sun room, a perfect space to escape which potential for a studio or a work from home office.











FIRST FLOOR

A bespoke oak staircase rises to the first floor galleried landing, leading to four bedrooms, each with original oak beams. The family bathroom features both bath and freestanding shower. The two largest bedrooms are exceptionally light and benefit from en-suites, one with a bath. All bathrooms have heated towel rails.









OUTSIDE

The property is approached via a gravelled driveway leading to a gravelled area providing ample parking for several vehicles. To the front there is a large paved seating area with steps that lead up to the generous lawn, to the rear of the lawn there is a further seating area to enjoy the peace and privacy. The garden and driveway are bordered by a low stone wall and post and rail fencing. To the rear of the property there is a paved patio area bordered by a low stone wall.







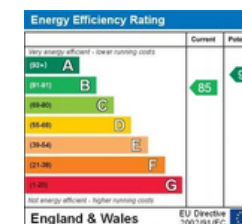
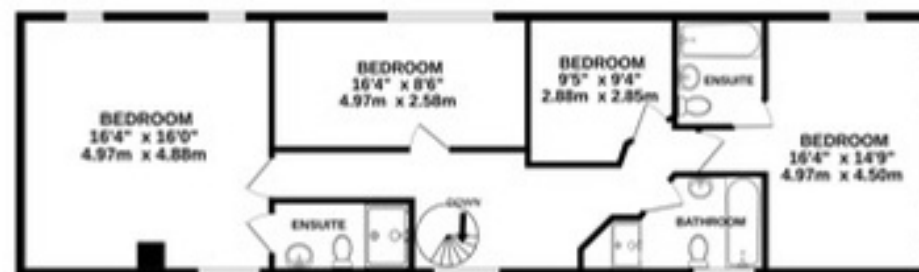
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TOTAL FLOOR AREA: 2147 sq.ft. (199.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.

1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



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property video





LOCAL AREA

Situated just over the Welsh/English border near the pretty Herefordshire village of Rowlestone, around 2 miles from Ewyas Harold on the A465. The village boasts a handful of amenities including shops, two pubs, a primary school, and doctor's surgery and is approximately halfway between Hereford to the north and Abergavenny to the south. Hereford sits on the River Wye and has all of the expected out-of-town retail parks, high street chain stores and independent boutiques in the city centre. The city and surrounding villages offer innumerable high quality restaurants and traditional pubs. The historic market town of Abergavenny, known as the Gateway to Wales, hosts a calendar of popular events including the annual Food Festival. Both Hereford and Abergavenny offer a good range of amenities including general hospitals, mainline train stations and excellent leisure facilities. Sought-after state and private schooling possibilities are available locally. Renowned for its glorious rolling countryside, the area around Rowlestone offers a wide range of activities in the nearby Brecon Beacons (Bannau Brycheiniog). The arterial A465 road continues south to the Heads of the Valleys road to West Wales and links to the A4042 and A40 which in turn lead to the M50/M5 and M4 motorways.

DIRECTIONS

From Abergavenny head north on the A465 and upon reaching Pontrilas turn left signposted Rowlestone (by Pontrilas Merchants). Continue for 1.5 miles into Rowlestone to the church where the road bears round to the right and then immediately sharp left. Continue for a third of a mile taking the next left-hand fork signposted Walterstone Common. Continue for approximately 1/4 mile where the property can be found on the left.

What 3 Words: [///emulating.bake.widgets](#)



INFORMATION

Offers in Excess of: £675,000

Local Authority: Herefordshire County Council.

Council Tax Band: F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity and mains water. Oil fired central heating which provides underfloor heating to the ground floor. Sewerage treatment plant which is shared with 2 other properties who all share the maintenance costs.

Broadband: Full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, 02 and Vodafone are all limited indoors but good outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number HE30590 – a copy of which is available from Parrys.

Agent's Notes: Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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