



Trerece House

Llangarron, Ross-On-Wye, Herefordshire, HR9 6NH



COUNTRY & CLASSIC

Trereece House

Detached Six Bedroom Period Farmhouse with One Bedroom Annexe, Substantial Garage, 6 Acres of Stunning Very Private Gardens, Pasture Land including Walled Kitchen Garden & Greenhouse & Attractive Stone Outbuildings. Immaculately Maintained and Presented Throughout. Situated in an Elevated Position Enjoying Far Reaching Views, on a Quiet Country Lane with Easy Access to Ross-on-Wye, Monmouth & Motorway Network

THE PROPERTY – Ground Floor

- Reception Hall with Original Flagstone Flooring & Woodburning Stove
- Drawing Room, Double Aspect with Impressive Stone Fireplace
- Formal Dining Room with Tudor Style Wall Paintings, Inglenook Fireplace & Woodburner
- Sitting Room with Large Inglenook Fireplace with Bread Oven & Woodburner
- Fabulous Bespoke Fitted Kitchen Located in the Converted Tudor Granary, 5 Door Oil Fired Aga, Expansive Kitchen Island with Electric Oven & Induction Hob. Fully Fitted Pantry. Limestone Flooring. Opening to
- Breakfast Room/Informal Dining Room with Back Door to Terrace
- Entrance Hall Leading into the Kitchen with Large Built in Cupboards for Boots & Coats
- Utility Room & Downstairs Toilet with Back Door to Terrace
- Extensive Cellarage with Internal and External Access





FLOOR PLANS – Main House

Total Approx. Floor Area 6426 sq ft 597 sqm

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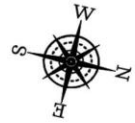
Gross Internal Area (Approx.)

Main House = 597 sq m / 6,426 sq ft

Garage (Excl. Carport) = 181 sq m / 1,948 sq ft

Outbuildings = 25 sq m / 269 sq ft

Total Area = 803 sq m / 8,643 sq ft



© Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property.





THE PROPERTY- First Floor

- Impressive Library Located in the Original Granary with Vaulted Ceiling & Bespoke Oak Bookcases.
- Spacious Main Bedroom in the Original Granary with Stunning Vaulted Ceiling & Original Beams. Original Granary Door with External Stairs
- Ensuite Bathroom
- Four Further Double Bedrooms all with Period Features & Original Beams
- Large Family Bathroom with Double Basin Unit, Roll Top Bath & Separate Shower
- Family Shower Room

THE PROPERTY – Second Floor

- • Large Attic Bedroom/Playroom



THE OUTBUILDINGS

- Large Garage Building Incorporating
- One Bedroom Annexe/Gym/Office on the First Floor, Shower Room & Built In Cupboards
- Two Large Double Garages
- Single Garage & Log Store
- Old Stable & Store
- Bespoke Alitex Greenhouse
- Attractive Gazebo
- Stone Playhouse

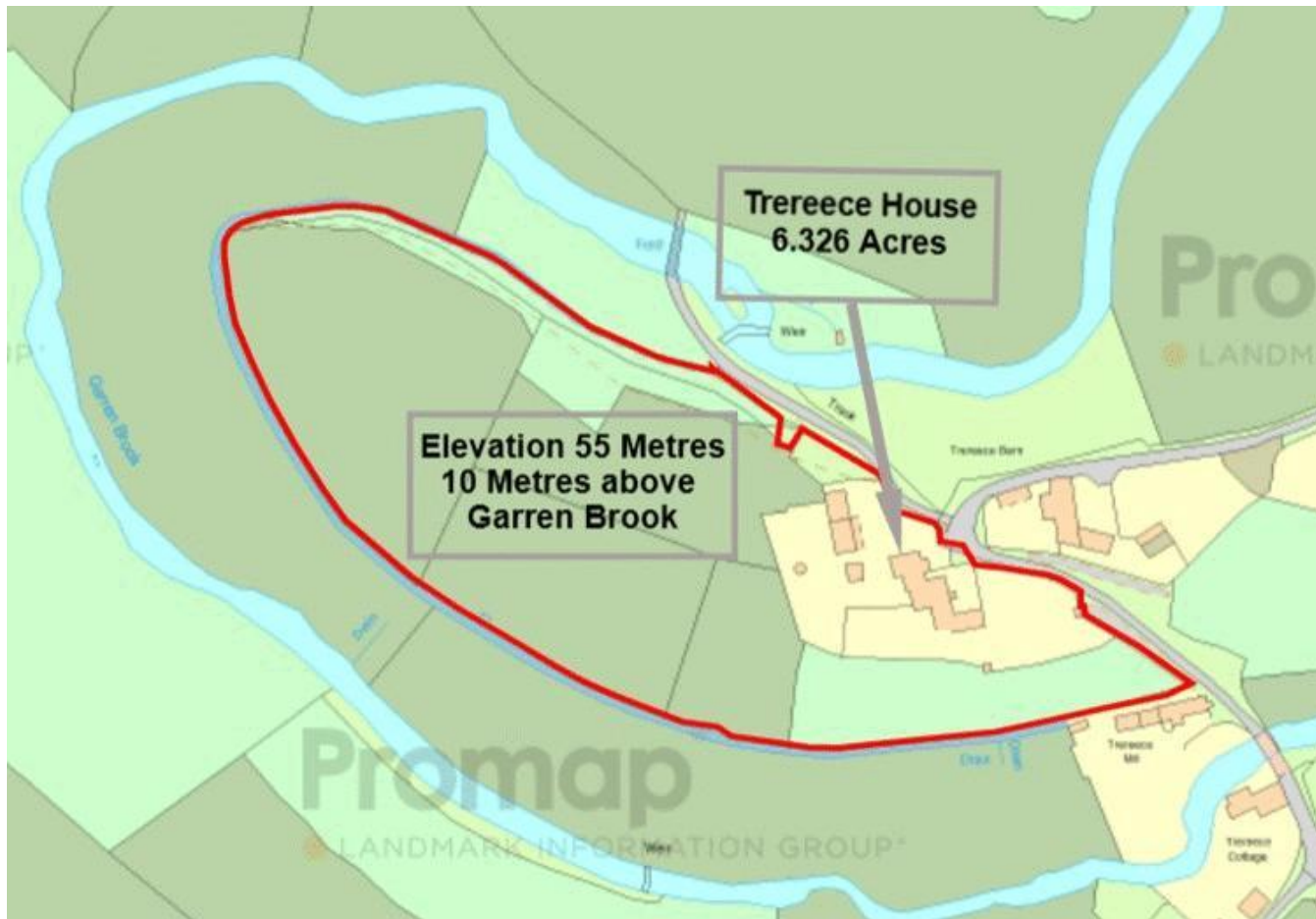
THE OUTSIDE

- 6 Acres of Beautiful, Well Maintained, Landscaped Gardens & Pasture Land. Very Private & Not Overlooked
- Pasture Land Divided into Paddocks Suitable for Equestrian Use
- Stunning Walled Kitchen Garden with Alitex Greenhouse
- Attractive Terraces Creating Glorious Rooms for Outdoor Entertaining
- Gardens Mainly Laid to Lawn for Easy Maintenance

THE SITUATION

- Situated in a Peaceful, Elevated Position 10 metres Above the Garron Brook on the Edge of the Village of Llangarron
- 8 Miles to Monmouth
- 6 Miles to Ross-on-Wye
- 13 Miles to Hereford
- 5 Miles to M50/A40 Junction
- 30 Minutes to M4/Newport







PRACTICALITIES

- Grade II Listed
- Council Tax Band G – Herefordshire Council
- Mains Electricity & Water
- Private Drainage
- Oil Fired Central Heating
- Broadband – Full Fibre

VIEWING ARRANGEMENTS

Strictly by appointment with the agents:
Country & Classic: 01531 888388

POSTCODE & DIRECTIONS

What3Words: gown.worlds.mixture

HR9 6NH Sat Nav is Accurate. From Ross-on-Wye take the A40 west, after 3 Miles turn right to Glewstone. Continue Straight on for 3 miles crossing the A4137. Just before the bridge at Llangarron turn left signed to Ruxton & Whitchurch then almost immediately sharp right onto a small lane – continue for 0.5 miles & the property is on the right hand side where the road bends to the left



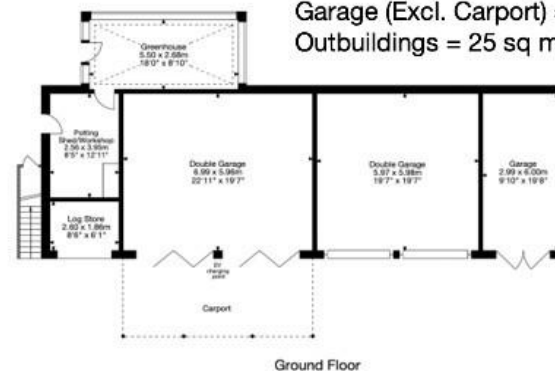
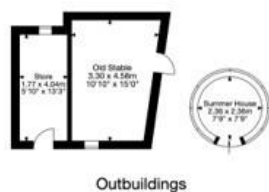
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