



Trecilla Court

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

Trecilla Court

Substantial Detached Six/Nine Bedroom House including Three Attic Rooms. Sitting in 1.25 Acres of Glorious Gardens & Grounds. Immaculately Presented and Renovated to a High Standard with Large Light Rooms Throughout all Offering Versatility of Use. Annexe Options for Multi Generational Living. Period Features Throughout. Situated in the Rural Village of Llangarron close to Ross-on-Wye & Monmouth within Easy Reach of Motorway Network

THE PROPERTY – Ground Floor

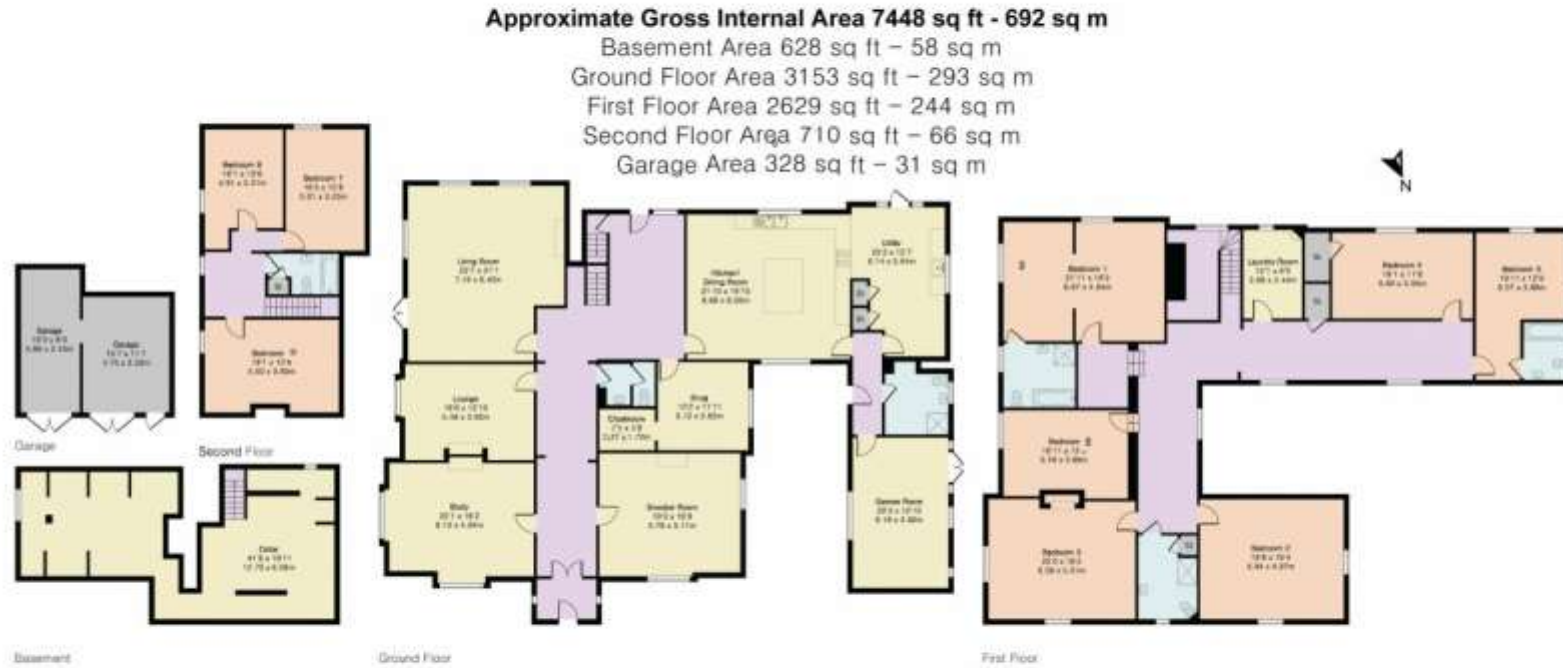
- Elegant Front Porch with Tiled Floor – Windows to Either Side Opening to
- Large Wide Entrance Hall with Oak Flooring & Attractive Arch Features
- Magnificent Drawing Room with Original Beams, Open Fire & Period Arched French Doors to Garden – Original Shutters on all Windows & French Doors
- Fabulous Double Aspect Farmhouse Style Neptune Kitchen with Tiled Floor, 5 Door Aga & Double Belfast Sink – Fully Fitted with Granite Worktops, Large Central Island with Integrated Electric Oven & Induction Hob & Integrated Fridge Drawers
- Sitting Room with Open Fire & Large Window Overlooking Garden with Original Shutters Attractive Built in Shelving & Cupboards
- Snooker Room with Antique Mahogany Fire Surround with Woodburner, Double Aspect with Original Shutters
- Large Library/Study Double Aspect with Original Shutters, Open Fire & Mahogany Bookshelves
- Large Inner Reception/Dining Hall with Elegant Staircase with Feature Picture Window. Glazed Door to Garden
- Study/Snug with Built in Shelving & Further Large Store Room





FLOOR PLANS

Total Approx. Floor Area 7448 sq ft 692 sq m



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 – Ground Floor cont.

- Huge Utility/Boiler Room with Elegant Fitted Cupboards, Belfast Sink & Glazed Door to Garden
- Large Workshop/Annexe Room with Separate External Access
- Downstairs Shower Room
- Downstairs Toilet
- Stairs to Extensive Cellarage

THE PROPERTY – First Floor

- Large Landing & Upstairs Hallway with Tall Ceiling & Feature Arches
- Main Bedroom with Feature Beams & Arch. Double Aspect with Bespoke Oak Fitted Wardrobes.
- Ensuite Bathroom with Separate Shower
- Four Further Double Bedrooms all with Large Windows Overlooking Gardens & Grounds
- Further Guest Bedroom with Ensuite Bathroom
- Family Shower Room
- Laundry Room with Useful Shelving

THE PROPERTY – Second Floor

- Large Landing Area
- Three Double Bedrooms or Sitting Room & Two Double Bedrooms
- Family Bathroom



THE OUTSIDE

- 1.25 Acres of Impressive Landscaped Gardens
- Entrance Driveway with Cherry Trees Leading to Large Gravelled Front Drive
- Extensive Lawned Gardens with Mature Borders & Box Hedging
- Wisteria Pergola & Rose Arbour Leading to
- Stunning Rose Garden
- Large Hartley Botanic Greenhouse
- Vegetable Garden with Beech & Yew Hedging
- Garden Store & Bespoke Brick Built Compost Bins
- Oak Framed Gazebo
- Attractive South West Facing Terracing
- Enclosed Courtyard with Stable Door to House & Arched Door to Driveway
- Double Garage

THE SITUATION

- Situated within the Rural Village of Llangarron with Church, Village Hall & Active Community Centre
- 6.5 Miles to Monmouth, 7.5 Miles to Ross-on-Wye, 14 Miles to Hereford
- 6.5 Miles to M50
- 30 Minutes to M4/Newport







PRACTICALITIES

- Council Tax Band G – Herefordshire Council
- Mains Electricity & Water
- Private Drainage – Shared Sewage Treatment Plant (installed 2019)
- Oil Central Heating
- Broadband – Full Fibre (FFTP)

POSTCODE & DIRECTIONS

What3Words: leap.sprinkler.notebook
HR9 6NZ .Sat Nav is Accurate

From Ross-on-Wye take the A40 west after 4 Miles turn right to Glewstone. Continue Straight on for 3 miles. On entering Llangarron village turn right beside the church wall & immediately right past the church car park & the entrance to the property is 100 yds on the left hand side. Turn up the drive & swing left into the driveway.

VIEWING ARRANGEMENTS

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		


COUNTRY
&
CLASSIC

Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk





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. C1185



COUNTRY & CLASSIC