



# 7 HERBERTS HILL

LLANGARRON, HR9 6HN

Offers Over: £425,000

Enchanting, far-reaching rural panoramas unfold in every direction from this deceptively spacious three-bedroom home. The semi-detached residence offers a thoughtfully arranged suite of three beautifully proportioned reception rooms that flow effortlessly in a circular layout, while a stunningly bright Shaker-style kitchen forms the heart of the home, balancing charm and practicality. Enjoying a wonderfully private and enviable connection to the surrounding countryside, the property also caters superbly to modern living, with a direct fibre broadband connection to the premises and a comprehensive solar panel system complete with battery storage.

Three bedrooms, one with a dressing room •  
Family bathroom • Sitting room • Dining room •  
Playroom • Kitchen • Utility room • Cloakroom •  
Entrance hall • Private off-road parking •





### Location

Herberts Hill lies on the edge of the peaceful village of Llangarron, a short drive from the market towns of Monmouth and Ross-on-Wye, both offering excellent shopping, dining, leisure facilities and well-regarded schools, including private education in Monmouth.

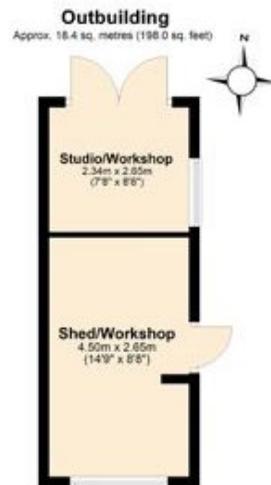
### Property Overview

7 Herberts Hill occupies a prime position within a friendly cul-de-sac and is the only property to benefit from a generous, gated parking area separate from the garden. The mature front garden provides privacy and a secluded setting. The home has been extensively upgraded, including full rewire, new boiler and pipework, solar panels with battery storage, and enhanced insulation for improved energy efficiency.

The ground floor offers an entrance hall, which is flanked by two reception rooms; a sitting room with a log-burning stove and a playroom. Both spaces flow through to the dining room, which in turn connects to the kitchen through an elegant cased opening. The kitchen has shaker-style units, modern appliances and French doors to the patio. There is also a ground floor double bedroom, cloakroom and utility room.

Upstairs are two spacious double bedrooms, one of which boasts a dressing room. There is also a beautifully appointed family bathroom with clawfoot bath and walk-in shower.

Outside, the rear garden extends to roughly one quarter of an acre, enjoying far-reaching countryside views. Features include a greenhouse with water supply, productive soft fruit beds, an abundance of scented roses, and three separate seating terraces including a patio, raised slate terrace and firepit area. Positioned at the far end of the garden is a substantial brick-built outbuilding, complete with a concrete floor and electricity supply. There is also a pottery studio with a window framing a glorious outlook.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

#### General

Services: Solar PV panels with battery storage. Mains water and electricity. Oil central heating. Telephone line and fibre broadband to the premises (FTTP). Private drainage.

Local Authority: Herefordshire Council. Tax band D.

Tenure: Freehold

#### Directions

From Ross-on-Wye, take the A40 dual carriageway towards Monmouth. Around 1.25 miles after the Wilton roundabout, take the right-hand crossing over the dual carriageway for Glewstone. Drive through the village of Glewstone and stay on the road towards Llangarron. Continue straight over the crossroads over the A4137 and continue towards Welsh Newton, Llangarron and Llangrove. Stay on this road for around one and a quarter miles, then turn right. Pass the Garron Centre and continue up the hill. Stay on this road for 400m and turn right into Herberts Hill.

What3Words: soon.noun.enough

Ross-on-Wye 6 miles • Monmouth 7 miles  
Hereford 15 miles • Ledbury 18 miles  
Cheltenham 24 miles • Cheltenham 31 miles  
(All distances are approximate)



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