



# MANOR BROOK HOUSE

LLANGARRON | ROSS-ON-WYE | HEREFORDSHIRE



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MANOR BROOK HOUSE IS AN IMPRESSIVE DETACHED FOUR BEDROOM PROPERTY SET WITHIN APPROXIMATELY 7.7 ACRES OF GROUNDS, FEATURING A DETACHED BARN WITH RESIDENTIAL PLANNING CONSENT, STABLES, A MANÈGE AND FAR-REACHING COUNTRYSIDE VIEWS TOWARDS GARWAY HILL AND THE BLACK MOUNTAINS.

- Detached four bedroom country home •
- Set within approximately 7.7 acres of grounds and paddocks •
  - Detached barn with residential planning consent •
  - Stable block and enclosed manège •
  - Far-reaching rural views towards Garway Hill and the Black Mountains •
- Spacious and versatile accommodation throughout •
  - Ideal for equestrian or smallholding use •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

## DISTANCES FROM MANOR BROOK HOUSE

Llangrove 2.6 miles • Goodrich 5.9 miles • Monmouth 7.8 miles  
Ross-on-Wye 8.4 miles • Hereford 13.8 miles • Abergavenny 17 miles  
Gloucester 24.3 miles • Cheltenham 31.8 miles

Bristol 54.7 miles • London 137 miles

Hereford Train Station 14.3 miles • Lydney Train Station 18.8 miles  
Chepstow Train Station 23.7 miles • Bristol Parkway Station 50.2 miles

Cardiff Airport 58.6 miles • Bristol Airport 59.4 miles  
Birmingham Airport 71.8 miles

*(all distances are approximate)*

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Set within the charming South Herefordshire countryside, Llangarron is a fantastic base as it is within easy reach of the Forest of Dean, Wye Valley and Symonds Yat, Goodrich Castle, Tintern Abbey, the Malverns and several large centres such as Hereford, Gloucester, Cheltenham, Bristol and Cardiff. Llangarron has a church with an attached community centre called The Garron Centre.

Llangrove, just 2.5 miles away, has a primary school, public house, church and village hall. Goodrich, located just over 5 miles away from Manor Brook House is a popular, thriving village located between Monmouth and Ross-on-Wye. It benefits from having two public houses, village hall with many activities, a community orchard, a community choir, tennis club, primary school and children's play area. Standing in open countryside above the River Wye, Goodrich Castle is one of the finest and best preserved of all English medieval castles.

Ross-on-Wye is a market town overlooking the Wye and within the Wye Valley Area of Outstanding Natural Beauty. It is known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, cafés, restaurants, primary and secondary schools and leisure activities. Ross also houses two GP surgeries plus a local community hospital. There are also many spectacular wooded riverside walking routes nearby, including the Town and Country Trail, Chase Woods and the John Kyrle circular walk, taking in fields, views and the River Wye. The Rope Walk takes you on a stroll alongside the River Wye.

Monmouth located just over 9 miles from Manor Brook House boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.



## THE PROPERTY

The property offers spacious and characterful family accommodation arranged over two floors and features exposed beams, stripped pine flooring, a woodburning stove, Aga and an attractive staircase rising to a spacious galleried landing.

The property is approached via a gated stone driveway and sits comfortably within its own private grounds. To the side is a generous gravelled parking area providing space for several vehicles.

The front door opens into a welcoming entrance hall with doors leading to the reception rooms and staircase to the first floor. The spacious farmhouse-style kitchen is comprehensively fitted and includes an Aga, additional oven and hob, dishwasher, tiled flooring and ample space for a large dining table. A door leads through to the rear porch, providing practical space for coats and boots with access outside.

The sitting room features a woodburning stove and connects through to the dining room, currently utilised as a library. The dining room enjoys patio doors opening onto the rear garden and also provides access back to the entrance hall. Additional ground floor accommodation includes a utility / tack room, cloakroom and a generous home office, which could equally serve as a ground floor bedroom if required.

On the first floor, the principal bedroom enjoys far-reaching views across the surrounding countryside, complemented by three further well-proportioned double bedrooms. The family bathroom is spacious and well appointed, featuring a freestanding bath, separate shower and bespoke oak vanity unit. The large landing includes an airing cupboard housing the hot water tank, loft access and useful under-eaves storage cupboards.

## OUTSIDE

The gardens are predominantly laid to lawn and surround the house with a variety of mature trees, shrubs and well-stocked borders. To the left of the property is a 25m x 40m sand school, while a rose arch leads from the main lawn into a productive orchard featuring apple, pear, Victoria plum, damson and cherry trees, together with a wildflower meadow area.

Positioned directly ahead as you approach via the driveway is the stable yard, comprising eight loose boxes, a foaling box, fodder store, rug room and covered storage for hay and bedding. Beyond the yard is a four-bay open-fronted agricultural barn with partial concrete flooring and electricity connected. The owners have recently secured residential planning consent on this barn which has permission for a four bedroom home with a separate access.

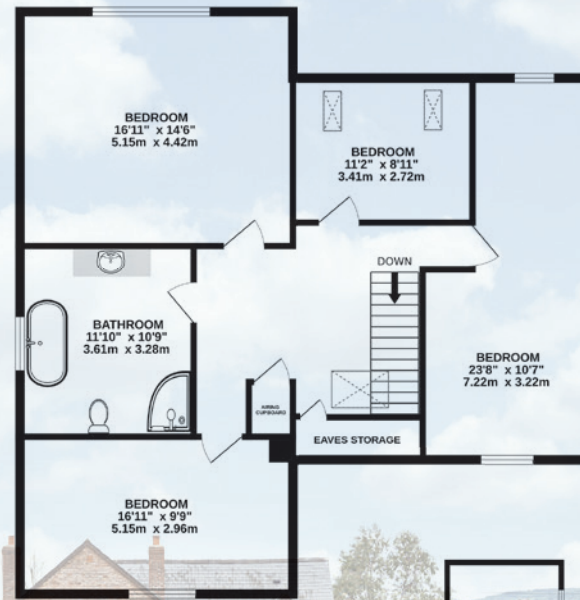
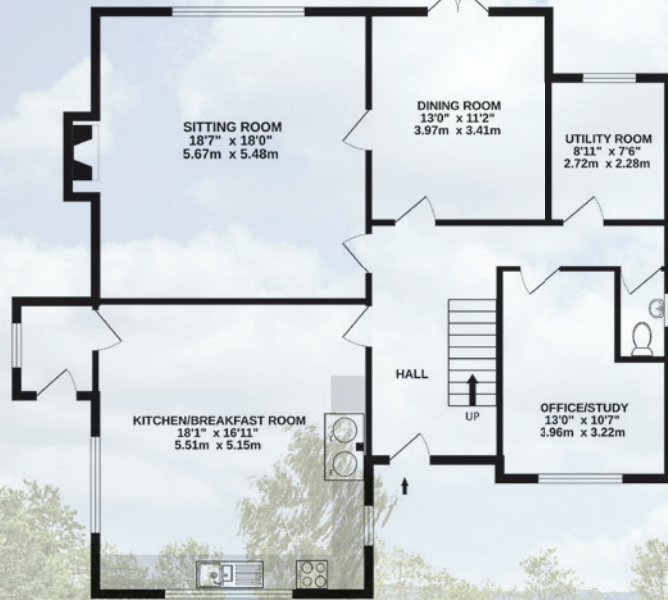
To the rear of the barn is a sheltered kitchen garden complete with a polytunnel, grapevine-covered potting shed and a sheltered patio area ideal for raising seedlings. There is also an established fruit cage with figs, kiwi, raspberry canes, blackcurrant and redcurrant bushes. Benefitting from the sheltered setting, the vegetable garden is bordered by apricot, peach, fig and cherry trees.

The land includes a paddock running alongside the driveway in front of the house, together with a larger main field accessed from either the drive or the lane, complete with two automatic water troughs. An additional field lies adjacent across the lane.

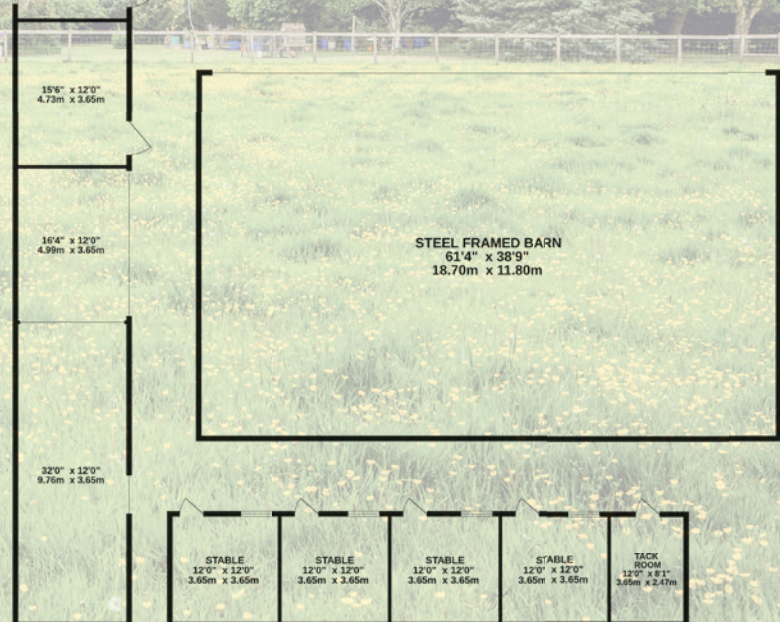


**GROUND FLOOR**  
1140 sq.ft. (105.9 sq.m.) approx.

**1ST FLOOR**  
1049 sq.ft. (97.4 sq.m.) approx.



MANOR BROOK HOUSE, LLANGARRON, HR9 6PW  
TOTAL FLOOR AREA : 2188 sq.ft. (203.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix ©2026.

## KEY INFORMATION

**Services:** Mains electricity and water, private drainage, oil fired central heating.

**Tenure:** Freehold.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** F.

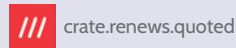
**Local Authority:** Herefordshire County Council. Telephone 01432 260000.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Ross-on-Wye and the M50 continue on the A40 towards Monmouth, after approximately 1 mile take a right turning across the dual carriageway signposted Glewstone and Llangarron, proceed through Glewstone, at the cross roads go straight over the A4137 signposted Llangarron, just before the phone box in the centre of the village turn right towards St Weonards, keeping to your left proceed for 1 mile, Manor Brook House will be on your left.

**Postcode:** HR9 6PW.

## WHAT 3WORDS



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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