

High View

Llangarron, Ross on Wye



ROSCOE ROGERS KNIGHT
Town and country properties



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Occupying an idyllic rural location in an acre of beautifully landscaped grounds is this substantial and stylishly presented 3-bedroom family home within easy reach of major road networks. Enjoying extensive open plan accommodation with excellent levels of natural light and a harmonious blend of quality contemporary and distinctive original features. Beautiful sunrises and sunsets with far reaching countryside views and private off-road parking for multiple vehicles.

Originally built-in early 17th century and sympathetically extended over the years with a textured rendered exterior with inset double-glazed casement and dormer windows and doors set under pitched tiled roofs. The attractive layout has two staircases one of which gives access to a Guest Bedroom Suite. Internal features include but are not limited to oak window sills, ledged and braced doors, exposed stonework, beams and trusses, original fireplaces and a combination of carpeted, laminate and elm boarded flooring. An oil-fired boiler and air source heat pump provide domestic hot water and heating to radiators throughout.

The property is approached from the front garden under a feature portico entrance and through a part glazed door into:

KITCHEN/BREAKFAST ROOM:
BREAKFAST ROOM: 5.14m x 2.60m (16'10" x 8'6")

Picture windows to front with pretty garden views. Wooden panelling to two walls. Roof access hatch. Opening into:



KITCHEN: 4.17m x 3.62m (13'8" x 11'11")

Window to side. Bespoke Cedar one-piece breakfast bar and "L-shaped" Butchers Block work surfaces with tiled splash back surround, inset one and half bowl sink, electric induction hob and concealed circulating fan above. A range of wooden panelled cupboards and drawers set under with integrated oven/grill and dishwasher. Complimentary wall and tall units with Space for American fridge/freezer. Door into:





PANTRY/BOILER ROOM: 1.73m x 4.18m (5'8" x 13'9")

Part glazed door to side out to garden and eating area. Laminate work surface along one wall with a range of cupboards and drawers set under and tall unit housing oven. Fitted shelving. Opening into storage area housing floor mounted Worcester boiler. Door into:



CLOAK ROOM:

White suite comprising a low-level W.C and corner wall mounted wash basin.

DINING ROOM: 4.02m x 5.61m (13'2" x 18'5")

Window to back and secondary door into inner hallway. Staircase with ranch style and glazed balustrading and square newel posts up to first floor landing. Consumer unit at high level. Opening into:



STUDY: 9.40m x 2.49m (30'10" x 8'2")

Velux skylight and two windows to front with beautiful garden and countryside views. Wide opening into:

CONSERVATORY:

An impressively proportioned and incredibly light reception room glazed to all sides with climate controlled glass and an atrium roof. Doors to both sides out to gardens and sun terrace.



LIVING ROOM: 3.51m x 7.27m (11'6" x 23'10")

Two windows to the side with seats and stunning views towards Llangarron Church. Feature inglenook fireplace housing wood burner set on a stone hearth with oak lintel above. Doors into:



SHOWER ROOM:

Window to front. A contemporary suite comprising a low-level W.C, floating wash basin and double shower enclosure with head on adjustable chrome rail. Chrome ladder style radiator and extraction fan at high level.



INNER HALLWAY:

Secondary door into Dining Room and window to back. Staircase with ranch style balustrading and square newel posts up to guest suite. Opening into:



UTILITY ROOM: 3.71m x 1.40m (12'2" x 4'7") opening to 1.98m (6'6")

Window to back. Laminate work surface along one wall with tiled splash back surround and inset double width Belfast style sink and space and plumbing for washing machine/tumble drier set under. Cloaks cupboard with shelving and ample storage. Door into:

GLAZED PORCH: 1.32m x 4.44m (4'4" x 14'7")

Glazing along one side over a feature exposed stone wall with doors to back and front, all under a polycarbonate roof.



From Inner Hallway up stairs to:

GUEST BEDROOM SUITE GALLERIED LANDING:

Window to back. Airing cupboard housing water cylinder and full height wooden slatted shelving. Door into:

GUEST BEDROOM: 3.56m x 8.00m (11'8" x 26'3")

Two windows to the front capitalizing on the property's enviable countryside views. Vaulted ceilings with exposed trusses and beams. Original stone fireplace with inset decorative wood burner. Door into:



EN-SUITE BATHROOM:

Dual aspect windows to side and back. White Victorian style suite comprising a low-level W.C, pedestal wash basin and free-standing roll top bath with central mixer tap with separate handheld attachment. Feature wooden paneling up to dado height.



From Dining Room up main stairs to:

FIRST FLOOR LANDING:

"L-shaped" with window to front. Doors into the following:



BEDROOM TWO: 4.79m x 3.25m (15'9" x 10'8")

Vaulted ceiling with window to front. Bespoke fitted wardrobe along one wall with hanging rail and shelving. Doors at low level accessing ample under eaves storage and two built in wardrobes.

BEDROOM ONE: 3.20m x 3.62m (10'6" x 11'11")

Dual aspect windows to front and side with far reaching garden views.



FAMILY BATHROOM:

Window to side. White contemporary suite comprising; low-level WC, floating vanity unit with inset wash basin, jacuzzi jet bath and fully tiled double shower enclosure. Roof access hatch. Wooden paneling up to dado height. Ladder style radiator.

OUTSIDE:

The property is accessed from a quiet country lane on to an extensive gravelled parking area with space for multiple vehicles. Nestled in approximately 1 acre of mature grounds with a paddock, the property features beautifully landscaped lawned areas enjoying excellent levels of privacy capitalising on the enviable far-reaching countryside views. To the side, an extensive seating area with well-stocked herbaceous borders providing an ideal spot for alfresco dining and entertaining. A paved path wraps around three sides of the house and adjoins the conservatory creating a seamless outdoor living space. Located in the bottom section of the garden there is a mature orchard with a diverse variety of interspersed fruit trees. There is a living willow enclosure as well as a series of outbuildings ideal for storage and garden tools. Tucked in the corner of the garden, a large summer house with "L-shaped" decking area. Power and lighting (7.25m x 3.60m Max.) Boundaries are a combination of wooden fencing and hedgerow.

SERVICES:

Mains electric and water. Oil fired central heating and an air source heat pump. Private drainage. Council Tax Band F. EPC Rating E.

DIRECTIONS:

Follow A40 towards Ross on Wye. At Whitchurch turn left onto A4137 towards Hereford. Go up the hill, under a footbridge, and as you go down the other side turn left towards Ruxton. After about 1 mile, at the end of the road turn right, and continue for another mile. High View will be found on your left.

Asking price of £785,000

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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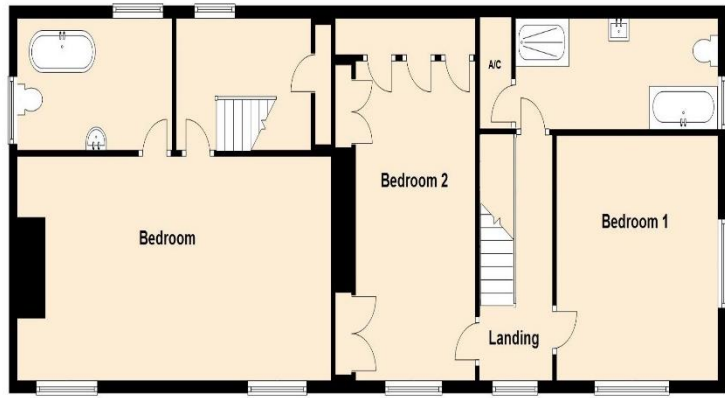


Francline Properties Ltd t/a Roscoe, Rogers & Knight
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Ground Floor
Area: 172 Sq m (1851.6 Sq ft)



First Floor
Area: 101.5 Sq m (1093 Sq ft)

Total Area 273 Sq m (2944.6 Sq ft)



FOR IDENTIFICATION ONLY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	82

England, Scotland & Wales

EU Directive 2002/91/EC

