



Brook Barn
Llangarron, Ross on Wye | Herefordshire | HR9 6NQ

FINE & COUNTRY



Step inside

Brook Barn

Situated on the edge of Llangarron, a much sought-after village community close to Ross-on-Wye, is this charming barn conversion offering a wealth of period features, with bright and spacious accommodation. The property is set within a plot of a fifth of an acre, amidst lovely peaceful surroundings. Approximately 5 miles to Ross-on-Wye and 14 miles to the Cathedral City of Hereford. Just 9 miles to Monmouth's range of Independent schools.

Sellers Insights:

What's it like living at Brook Barn? In a word, 'Peaceful'.

The bird's song echoes across the surrounding fields, and sun fills the garden, giving a place to relax, or for children to play, or for animals to roam. Ample space for hosting barbecues with family and friends. The sun disappears behind the hills, and the stars come out, many a night has been spent gathered around a roaring fire pit on the patio, toasting marshmallows and immersing oneself in the great outdoors.

Moving inside the home, in the main living area, which has been named the 'Solarium' due to the 14 foot high windows on either side of the house, flood the room with pristine natural light. This area has been used for gatherings, and parties giving an abundance of space. It's also used to play music, giving a wonderful atmosphere, or a chance to read or just to bask the in the warm sun.

Fibre broadband has made working from home an easy experience, or even just for top quality connectivity whilst still enjoying the country lifestyle.

The small village vibe offers a chance for privacy, whilst also providing a chance for participation, with clubs, groups and community events available for a social scene if desired. With a newly renovated village community hub, village fetes, coffee mornings, and dining experiences, it offers a chance to get to know you neighbours, though there has never been any expectation to join for those who prefer their space.

In all, as a family, we have greatly enjoyed, and loved this property. Were it not for changes in family commitments we wouldn't move on from such a beautiful area, and only hope that wherever our next adventure takes us we retain a little bit of Brook Barn in our next family home.

Llangarron is a delightful village situated roughly halfway between the beautiful market towns of Ross-on-Wye and Monmouth. The village itself has a lively social scene, with a village hall, church and a fantastic community centre offering a range of regular events and facilities, including a café, pop up restaurant, yoga classes and musical events. Ross-on-Wye and Monmouth offer plenty of options for schooling, shops and leisure facilities, with numerous primary schools located in nearby villages.



The property is immediately impressive upon entering, with the front door leading into a spacious main reception room/Family room with floor to ceiling windows allowing light to flood in, currently used for a variety of purposes with space for a study, children's play area and lounge. This room enjoys an impressive high vaulted ceiling and plenty of exposed beams. There are full glass doors with window surrounds, allowing light to flood the room, with one pair of doors leading outside to the rear courtyard and the other to the main garden area.

The second reception room, currently used as a snug, is a good size and would also be ideal as a separate home office, children's playroom or even a ground floor bedroom, with a shower room being conveniently located next to it.

The kitchen features modern fitted units with double electric Lamona oven, integrated microwave, integrated dishwasher and plenty of space for appliances, with a breakfast-dining area directly adjacent. A door leads outside from the kitchen to the parking area.

There are two separate staircases at each end of the property. One leads to a spacious double bedroom with a pleasant outlook over nearby countryside, as well as an attractive modern family bathroom. The other leads to two additional bedrooms.

Agents note: The property benefits from having underfloor heating and has access to Fibre Broadband.







Step outside

Brook Barn

The property sits in a plot of just over a fifth of an acre, set within beautiful rural surroundings. To the front of the property is a large expanse of lawn, with patio areas, ideal for barbeques or a hot tub. The garden is well enclosed by hedging for privacy, yet still enjoys plenty of sunlight throughout the day.

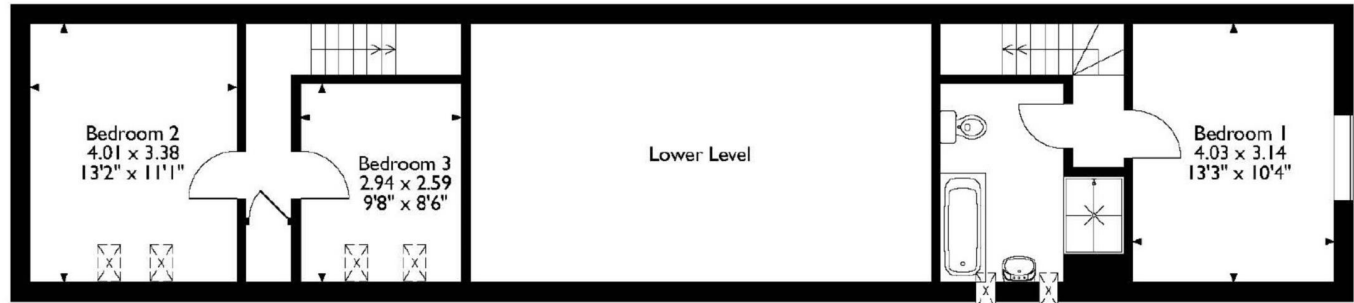
To the far side of the house is a separate courtyard area, with stone shelter, accessible from the living room offering a useful covered storage space.

DIRECTIONS

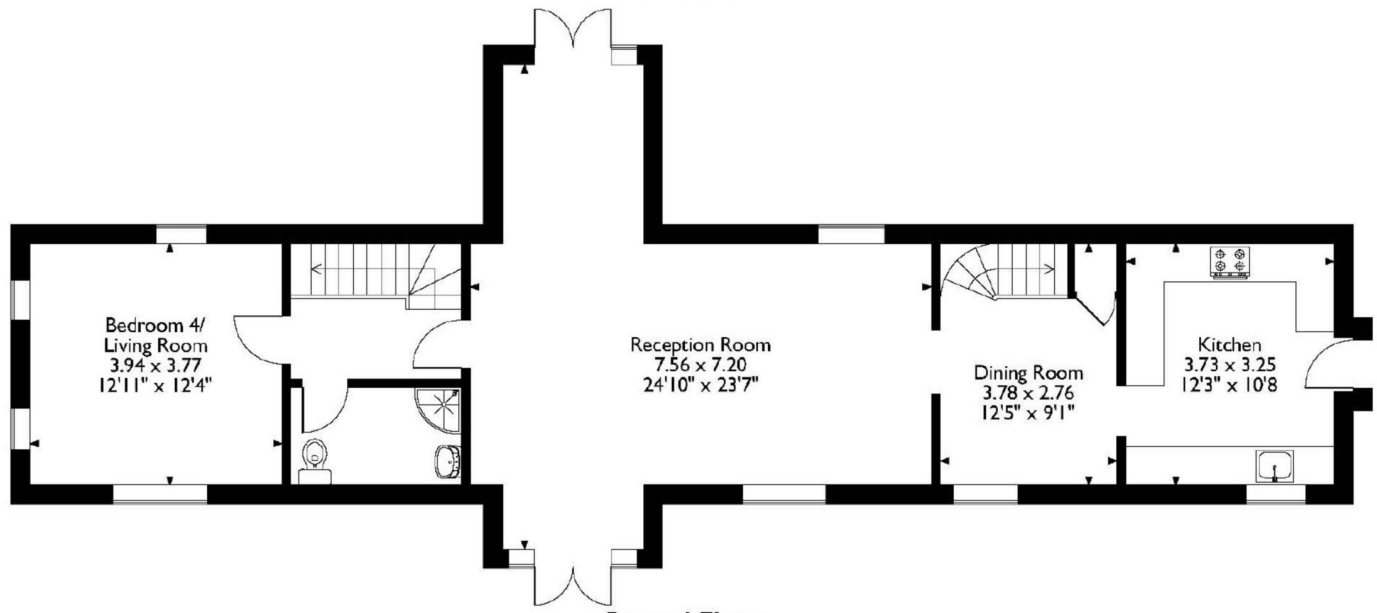
Proceed out of Ross on Wye on the A40 towards Monmouth to the village of Whitchurch, turn off for Hereford and over the motorway bridge, proceed until you come to a cross roads and turn left signposted Llangarron, proceed into the village and the driveway to the property can be found shortly afterwards on the right hand side as indicated by the agent's for sale board.



Approximate Gross Internal Area 137 Sq M / 1475 Sq Ft



Lower Level



First Floor

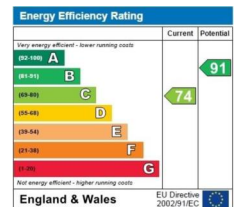
Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 6NQ | Tenure: Freehold | Tax Band: E | Authority: Herefordshire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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