



Trecilla Stables  
Llangarron | Ross on Wye | Herefordshire | HR9 6NQ







# Step inside

## Trecilla Stables

Guide price £550,000

Situated on the edge of Llangarron village, close to the market towns of Ross on Wye and Monmouth, is this spacious stone built property, enjoying bright and spacious accommodation with several acres of land, gardens, courtyard and beautiful countryside views.

Trecilla Stables has been used very successfully as a holiday let in recent years, however it would also make an ideal full time 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 front door leads into an entrance hallway, with access to a cloak room with W.C and wash basin. From here, a doorway leads into the open plan kitchen-dining room. This wonderful part of the house features vaulted ceilings with exposed beams and several Velux windows to allow more light to fill the room.

The kitchen itself is modern, and finished with bright, neutral colours, and features an electric built-in oven with microwave above, induction hob and plenty of space for appliances. There is a large breakfast-dining area adjacent to the kitchen, a walk in storage cupboard, and a door leading outside to the rear courtyard.

The property enjoys two separate reception rooms, including a larger living room with extensive floor to ceiling windows overlooking the rear courtyard, as well as a snug, which could also be used as a home office, children's play room or hobbies room. The wall dividing the two reception rooms could easily be removed to create one larger space if desired.

There are two very generous double bedrooms, both of which feature high vaulted ceilings with exposed beams, built in wardrobes and well presented modern en-suite shower rooms.















# Step outside

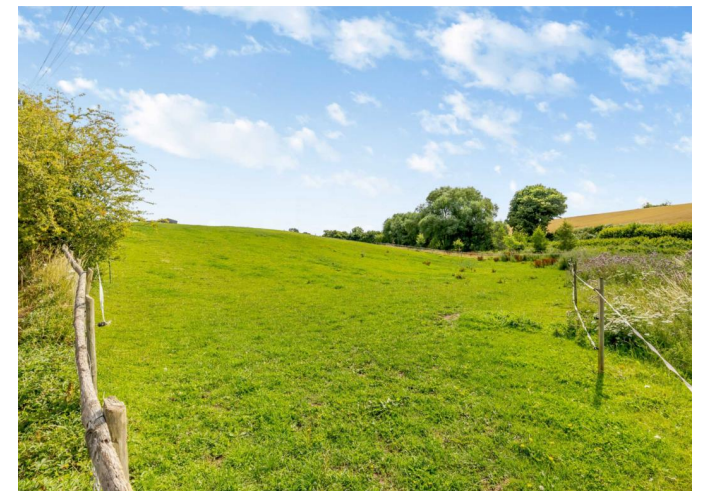
## Trecilla Stables

To the front there is a large expanse of flat lawn, with a parking area and an area of hard standing which could be utilised in future for a small outbuilding. To the rear of the house is a lovely enclosed gravel courtyard, ideal for evening drinks in the summer months.

There is a large fenced paddock located just on the other side of the track leading to the property, which slopes gently uphill where a pair of stables, alongside wonderful views over the surrounding scenery can be found. The field is approximately 3 acres.

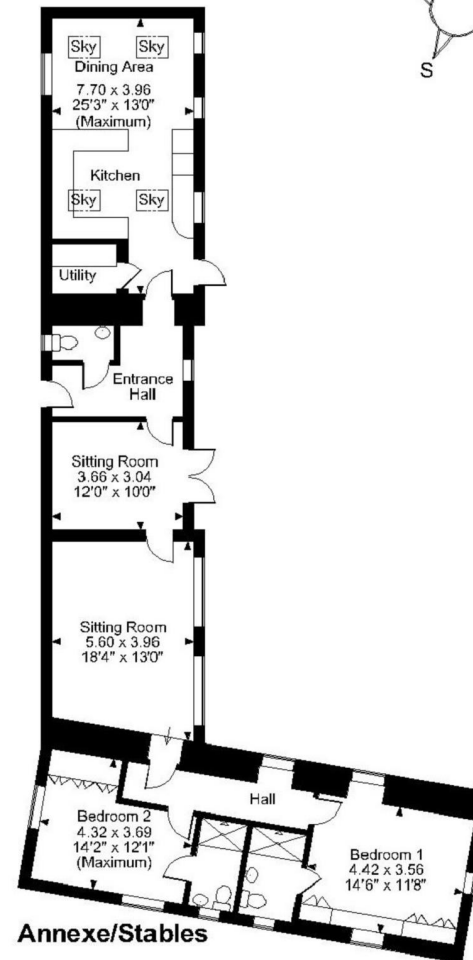
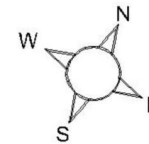
### DIRECTIONS

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, then turn left into the parking area.





**Approximate Gross Internal Area**  
**Annexe/Stables = 1330 Sq Ft/124 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

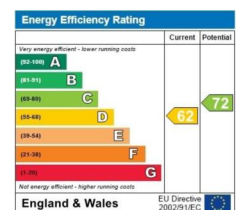
The position & size of doors, windows, appliances and other features are approximate only.

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



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