



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







# Step inside

## Brook Barn

Guide price £575,000

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.

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, 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 double 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 and offering another great space for entertaining guests.

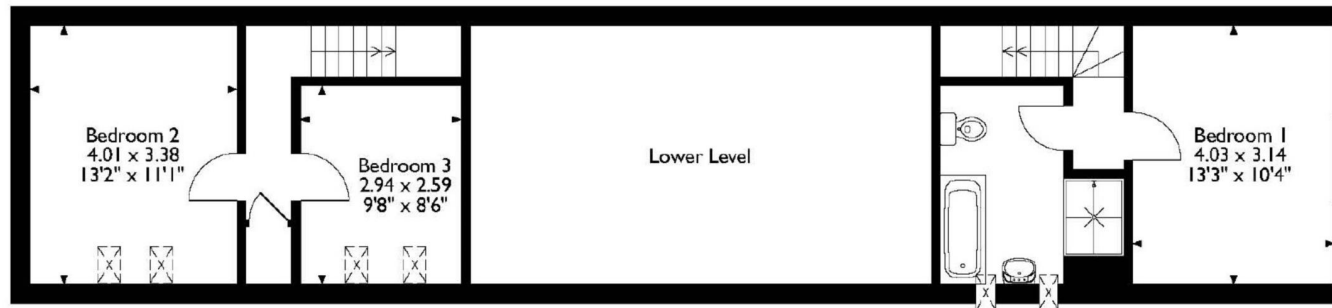
### DIRECTIONS

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.

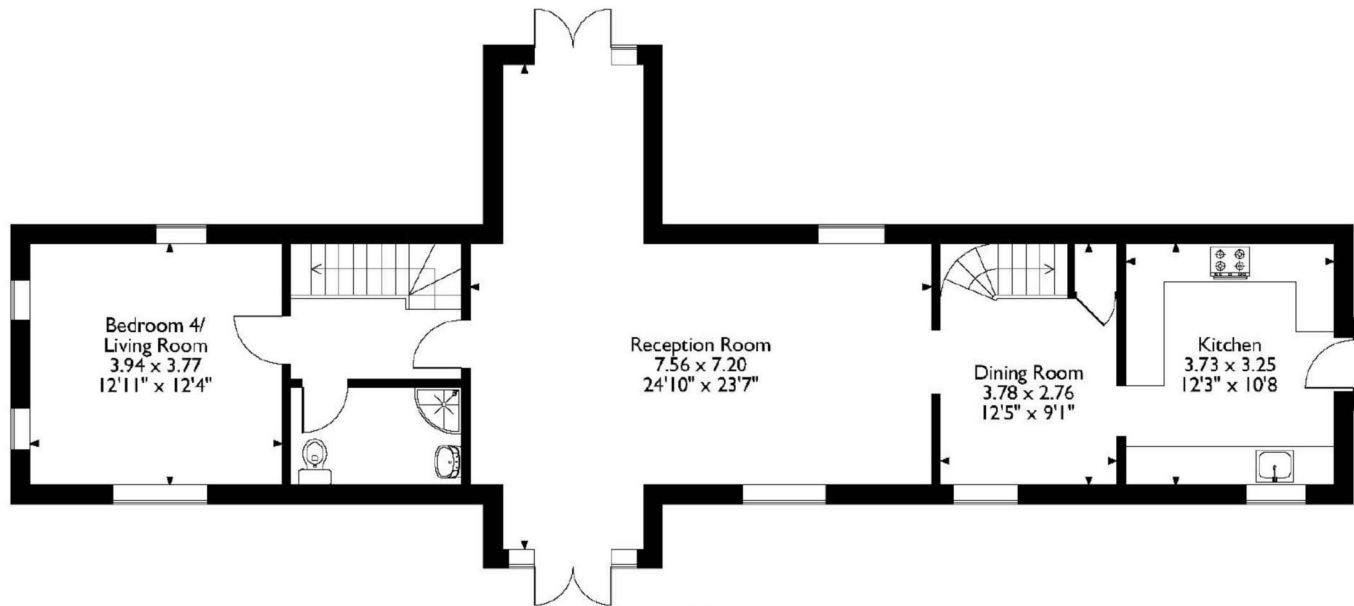




# Approximate Gross Internal Area 137 Sq M/1475 Sq Ft



**First Floor**



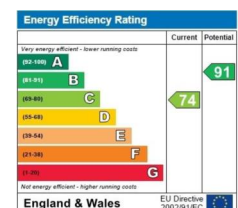
**Ground Floor**

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  
All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ







Fine & Country  
Tel: 01989 764141

52 Broad Street, Ross on Wye, HR9 7DY