



Swallows End
Llangarron | Ross-on-Wye | Herefordshire | HR9 6PF

INTRODUCTION

Swallows End

Situated just outside the popular village of Llangarron, approximately halfway between the market towns of Ross on Wye and Monmouth, is this beautifully presented and exceptionally spacious barn conversion, complete with around 6 acres of grounds, stables and wonderful far reaching countryside views.

PROPERTY INTRODUCTION AND AREA DESCRIPTION

This wonderful barn conversion offers a real taste of rural Herefordshire living, with spacious, versatile accommodation, thoughtfully upgrade over the years by the current owners.

The property boasts numerous ground floor reception rooms, a stunning modern kitchen with views over the surrounding countryside, and five bedrooms and three bathrooms to the first floor.

The grounds amount to six acres approximately, with gardens, paddocks, stables and a menage.

Llangarron is a charming rural parish in south Herefordshire, offering peaceful village living amid rolling countryside. Centred around an attractive church and scattered traditional homes, it provides easy access to Ross-on-Wye and Monmouth. With scenic walks, welcoming community spirit, and unspoilt surroundings, Llangarron is ideal for those seeking a tranquil yet well-connected country setting.

STEP INSIDE

As you step into the property, you are greeted by a welcoming entrance hallway, with beautiful flagstone flooring, access to a ground floor W.C and stairs leading to the first floor.

Turning left from here, you enter a stunning kitchen-breakfast room, with exposed ceiling beams, and bi-fold doors leading outside to a patio area, offering incredible countryside views over rolling green fields.

There is a central island, fitted storage cupboards with space for appliances, an electric double Aga oven with four gas ring module attached, though operated completely separately from the main Aga. This very useful in hot summer months and tiled flooring throughout. From the kitchen, a door leads into a recently upgraded utility, with bespoke made storage cupboards extending across a whole wall, with a central island housing a Belfast sink, additional space for appliances and a door leading out to the front of the property. A door leads into the garage, which offers power, lighting, plenty of additional storage space and doors outside to the rear garden.

To the opposite end of the ground floor, you will find a lovely light dining room, with large window to one end and glazed double doors leading outside to the rear garden. There are two openings into a cosy snug, allowing for a semi-open plan feel. This is a fantastic space for entertaining guests, ideal for gatherings and dinner parties.

Further to the ground floor is a very useful home office, with plenty of space for storage units and desks, and a door leading into the snug. Most impressively is the main reception lounge, being very generous in size, with a grand brick fireplace housing a woodburning stove, and windows to two aspects allowing for plenty of light.

To the first floor, the landing offers a recess, with space for a desk or a some chairs to create a reading nook if desired.

There are five double bedrooms in total. The largest two bedrooms enjoy high vaulted ceilings, as well as the convenience of walk-in wardrobes and en-suite bath or shower rooms, with the bedroom to the far end of the house enjoying a lovely countryside view. The three further bedrooms are all served by an additional family bathroom.





SELLER INSIGHT

“When we first began searching for a new home, we knew we wanted a property with land, as our daughters had fallen in love with horses and we needed the space to match their passion. Swallows End came onto the market privately, almost as though it were meant for us, and from the moment we arrived, we knew it was exactly what we had been hoping for. The setting, the land, the feeling of space and tranquillity—it was all perfect.

“Since moving in, we have poured love and attention into making the house somewhere truly special. The kitchen has been completely renovated and is now very much the heart of the home, with a huge central island and our beloved AGA. We opened up the space to capture the sweeping countryside views, and added bifold doors so that in the summer months the patio becomes an effortless extension of the kitchen. The house as a whole is a wonderful place to gather: with seating for eight in the kitchen, ten in the dining room, and six to eight in the sitting room, entertaining is always relaxed and enjoyable. For quieter moments, the study provides a cosy retreat to work or read. Besides the kitchen renovation, we have also updated two of the bathrooms, while the utility room we created from part of the garage offers generous storage and practicality.

“Outside, the half-acre garden is mostly flat lawn bordered by far-reaching fields. It has hosted everything from children’s games to the most memorable day of all—our elder daughter’s wedding, with a marquee on the lawn and ample guest parking in our own fields.

“The local area is wonderfully peaceful, with minimal traffic and a supportive cluster of just five neighbouring homes. A mile up the road is a bus stop for Monmouth or Ross-on-Wye, and nearby Llangrove and Whitchurch both offer excellent Church of England primary schools.

“Swallows End has given us space, community, and countless happy memories—and now it is ready for its next chapter as we move on to ours.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

Swallows End

The property is approached via a gated driveway, giving parking for numerous vehicles to the front. A strip of lawn planted with trees lies to the southeastern elevation, giving a pleasant and private area to sit and enjoy a morning coffee.

To the rear of the house, you have a large paved patio area with a pergola, ideal for sitting and enjoying those stunning vistas over the Herefordshire countryside. Following on from the patio is a large area of lawn,

There is a fenced area with a greenhouse and vegetable plots, and access to two small store rooms to the side of the garage.

One of the key features of the property is the equestrian facilities, which include five stables, store rooms, tack room, wash area and a well maintained menage, with fenced paddocks adjacent.

DIRECTIONS W3W
songbird.smoking.artist







Swallows End, Llangarron, Ross-on-Wye

Approximate Gross Internal Area

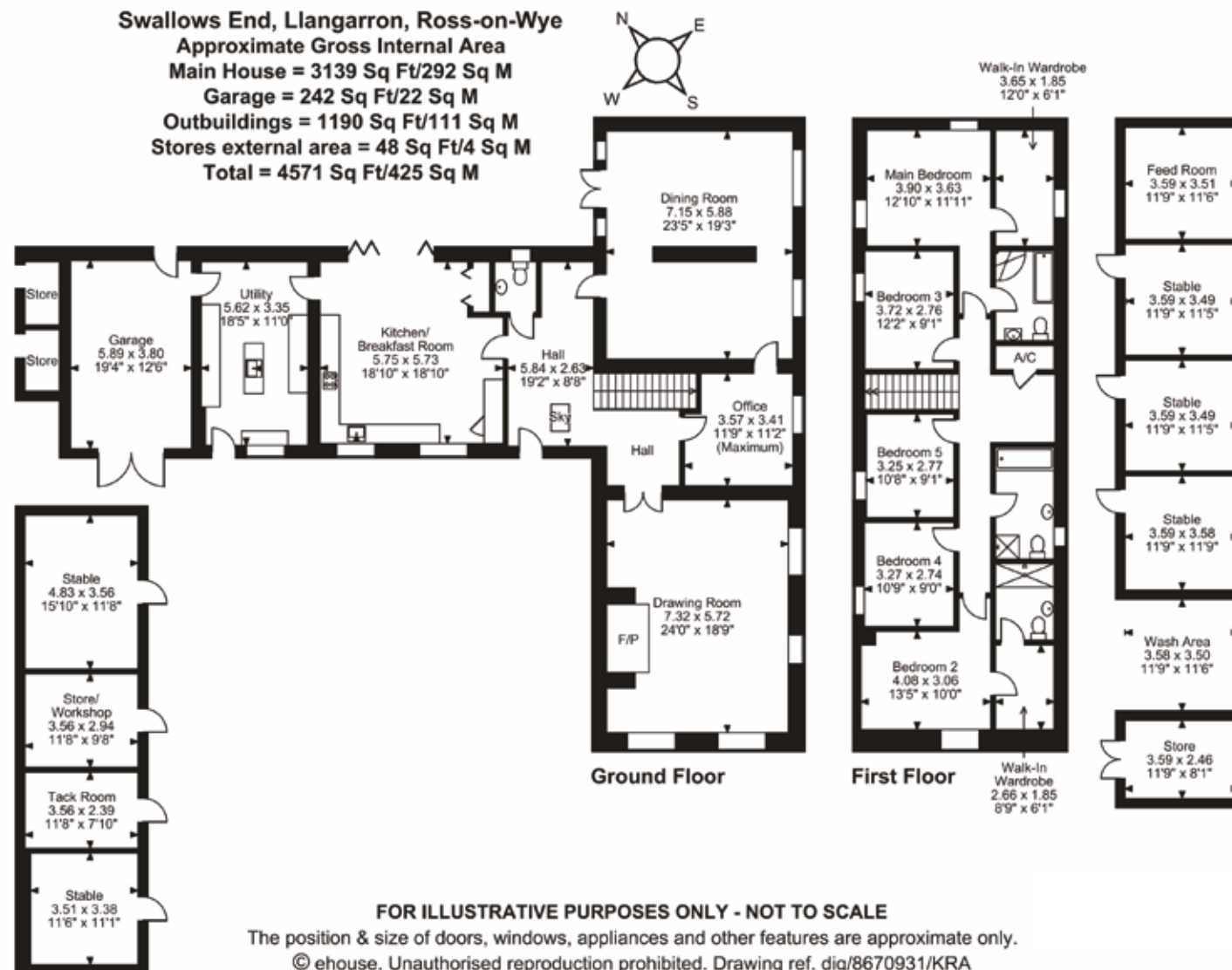
Main House = 3139 Sq Ft/292 Sq M

Garage = 242 Sq Ft/22 Sq M

Outbuildings = 1190 Sq Ft/111 Sq M

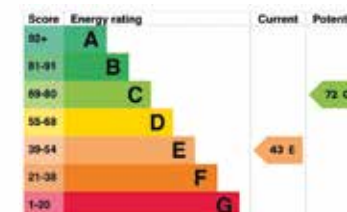
Stores external area = 48 Sq Ft/4 Sq M

Total = 4571 Sq Ft/425 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: G
Tenure: Freehold



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