

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



3 Tredunnock Barn Llangarron HR9 6PG

Guide Price **£345,000**

Recently Renovated to Very High Standard, Attached Barn Conversion, Situated in Elevated Rural Position on Outskirts of Well Regarded Village. Parking For Several Vehicles. EPC D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



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Location The village of Llangarron has a lovely historic church which has recently been reordered to comprise a cultural and social centre as well, while not far away is the original village hall. For those concerned with strategic location and accessibility, the A40 dual carriageway is accessible in Whitchurch, some 10 minutes' drive away, and this links into the M50, M5 and M4 motorway network.

Description Recently renovated to a very high standard this attractive attached barn conversion comprises part of the former farm buildings, of the historic Tredunnoch Farm. Situated in an elevated position on the outskirts of Llangarron 3 Tredunnoch Barn enjoys a wonderful rural location with far reaching views across the rolling Herefordshire countryside. The property is filled with natural light which enhances the immense character in the form of exposed stonework, beams and traditional slit windows, whilst the recent renovations have added a contemporary feel with the addition of a sleek and well appointed kitchen together with a stunning bathroom.

The front door leads into a spacious entrance hall with a most useful cloakroom with plumbing for a washing machine. From here one enters the sitting room with stove, filled with light from the French doors which open directly out onto the terrace beyond. The modern kitchen is exceptionally well appointed with a range of both floor and wall mounted units together with integrated appliances including oven, hob with extractor fan over, dishwasher and fridge. The stairs lead to the landing flooded with light from the large window which looks across the adjacent farmland. Here there are two bedrooms and a stunning bathroom.

Outside is ample parking for several vehicles together with a lower private and sheltered seating terrace, ideal for alfresco dining, together with a further raised area which offers wonderful rural views, and offers ideal space for either raised vegetable beds or perhaps a greenhouse. For those looking for a beautifully appointed home, with character and charm we strongly recommend an early internal viewing.





The accommodation with approximate dimensions is as follows:

Entrance Hall A substantial front door leads into the generous entrance hall with exposed stonework and beams. Doors lead to cloakroom and living room. Wood effect flooring.

Cloaks & W.C With space and plumbing for a washing machine, together with a low level w.c. and vanity hand basin with storage below. Heated towel radiator. Window.

Living Room 7.02m (22ft 8in) x 4.44m (14ft 4in) A wonderfully light room with an abundance of the traditional slit windows together with double opening French doors. Wood burning stove. Radiators. Carpet. Wooden staircase leading to first floor.

Kitchen 4.13m (13ft 4in) x 2.30m (7ft 5in) A stunning modern kitchen, fitted with sleek floor and wall mounted German units, the wall units being underlit. A range of storage including deep pan drawers, and corner units with pull out shelving. Built in oven, hob and extractor hood over. Integrated dishwasher and fridge freezer. Breakfast bar with attractive wooden surface. Two windows. Wood effect flooring.

Landing Open landing with large window complete with window seat giving stunning far reaching rural views. Doors to bedrooms and access to roof space.

Bedroom One 4.13m (13ft 4in) x 4.03m (13ft)
Six windows to two elevations. Radiator. Carpet.



Bedroom Two 4.03m (13ft) x 2.76m (8ft 11in)

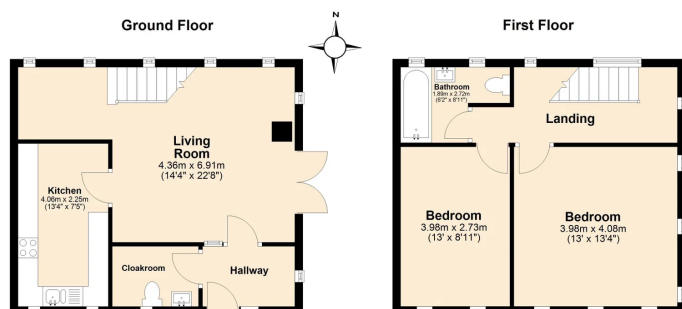
Four windows. Carpet. Radiator.

Bathroom Beautifully appointed with white suite comprising bath with shower over and glazed shower screen. Vanity hand basin with storage below, electrically lit mirror, and w.c. Heated towel radiator.

Outside Accessed from the front door and patio doors is the paved and gravelled private sun terrace. Steps lead to a further gravelled area, again giving space for seating where one can admire the far reaching rural views. An attractive wooden fence and gate then leads to the parking area where there is ample space for several vehicles. The garden area is currently a blank canvas offering enormous potential for the new owner to create seating areas, raised vegetable beds or even add a greenhouse!

Services We have been advised that mains water and electricity are connected to the property. Oil fired central heating. Private shared drainage £55 PCM. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions From the centre of Llangarron village, proceed on the road towards Llangrove. After 100 yards turn right, and continue along this lane until one sees the cluster of buildings on your left. Turn left into the driveway and Number 3 will be seen immediately on your right hand side.



Total area: approx. 82.2 sq. metres (885.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	





Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate

The EPC rating for this property is D

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.