

The Granary Barn

1 Dore Hamlet, Abbeydore



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This stylishly presented three-bedroom barn conversion occupies a quiet tucked away position in a quaint countryside hamlet. Sympathetically restored and upgraded to a high standard by the current owners to retain and embellish its wealth of character and original features. Beautifully landscaped gardens and off-road parking for multiple vehicles.

Asking price of £610,000 Freehold

Originally built in the mid-17th century and traditionally constructed in stone and brick with a part-painted rendered exterior and inset double-glazed windows and doors set under pitched tiled roofs. Internal features include an inglenook fireplace, original exposed stonework, beams and trusses, hardwood ledged and braced doors with Suffolk latches, vaulted ceilings and a combination of slate, ceramic tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance is from the gravelled driveway through a vertically boarded studded door with a viewing panel into:

UTILITY ROOM: 3.66m x 2.33m (12'0" x 7'8")

Window to back elevation and skylight. "L-shaped" quartz worktop with uprights and inset Belfast sink. Hand-built wall & base cupboards set under with integrated washing machine and tumble dryer. Space for American-style fridge/freezer. Opening into:

KITCHEN: 4.68m x 3.25m (15'4" x 10'8")

A pair of glazed stable doors to the front elevation accessing the sun terrace and garden. A beautiful artisan-built fitted kitchen with a complementary dresser and quartz work surfaces with uprights along two walls and Belfast sink. Quality wooden cupboards and drawers set under with an integrated fridge and dishwasher. Double Aga cooking range with decorative tiled splashback, ornate wooden surround, and spotlights. Serving hatch into the dining room.

INNER HALLWAY:

Staircase with wooden balustrading and turned newels up to the first-floor landing. Under the stairs storage cupboard with a shelf. Doors into the following.

DINING ROOM: 4.12m x 2.57m (13'6" x 8'5")

Secondary external door and windows to the front elevation with pretty garden views. Serving hatch into the kitchen.

LIVING ROOM: 3.83m x 4.93m (12'7" x 16'2")

Internal window to the back and windows to the front with pretty garden views. Protruding stone chimney breast with a complimentary hearth housing a woodburning stove.

GARDEN ROOM: 2.53m x 3.67m (8'4" x 12'0")

A craftsman-built wooden structure glazed on two sides with a glazed lean-to roof. Double doors opening onto gravelled parking spaces.

CLOAKROOM:

Skylight and window to the back elevation. Contemporary suite comprising a low-level WC and wall-mounted washbasin. Wooden panelling to dado height. Roof access hatch.

FIRST FLOOR LANDING:

A spacious "T-shaped central landing area with a Velux window to the back elevation. Roof access hatch. Doors into the following.

PRINCIPAL BEDROOM: 3.94m x 4.84m (12'11" x 15'11")

A bright and generously proportioned principal bedroom with triple aspect windows. Airing cupboard with full-height wooden slatted shelving. Roof access hatch. Door into:

EN-SUITE SHOWER ROOM:

Velux window to the front. A contemporary suite comprising a low-level WC, vanity unit with an inset washbasin, and a double-width fully tiled shower enclosure with multiple heads and mixer valve.

FAMILY BATHROOM:

Velux window to the front. A contemporary suite comprising a low-level WC, inset washbasin, panelled corner bath with a seat, mixer valve, and shower head over on an adjustable chrome rail. Chrome ladder-style radiator. Tiling to wet areas and dado height wooden panelling to one wall.

BEDROOM TWO: 3.80m (approx.) x 2.70m (12'6" x 8'10")

Vaulted ceiling with a window to the front elevation enjoying attractive garden views. Bespoke fitted wardrobe with a hanging rails, shelving, and storage. Full-height display shelving.

BEDROOM THREE: 2.09m x 3.88m (6'10" x 12'9")

2.09m x 3.88m Vaulted ceiling with a window to the back elevation.

OUTSIDE:

The property is approached via a sweeping shared driveway leading to a central gravelled turning area supplying access to: **INTEGRATED SINGLE GARAGE: 4.92m x 2.97m (16'2" x 9'9")**. Window and door to the front and vertically boarded garage door to the back. A range of shelving and work units with an inset sink. Power and light. Set behind the property, a five-bar wooden gate opens up to a further parking area with space for multiple vehicles and a log storage bay. The beautifully landscaped back garden is chiefly laid to lawn with well-stocked herbaceous borders featuring an abundance of flowers and shrubs. Set in the corner, taking full advantage of the property's tranquil location is a wooden pergola and seating area. Adjacent to the kitchen, there is a paved sun terrace ideal for alfresco dining and entertaining. Boundaries are a combination of stone walls and hedgerow.

SERVICES:

Mains water and electricity. Oil-fired central heating system and private drainage. Starlink satellite broadband connection. Council tax band E. EPC Rating D.

DIRECTIONS:

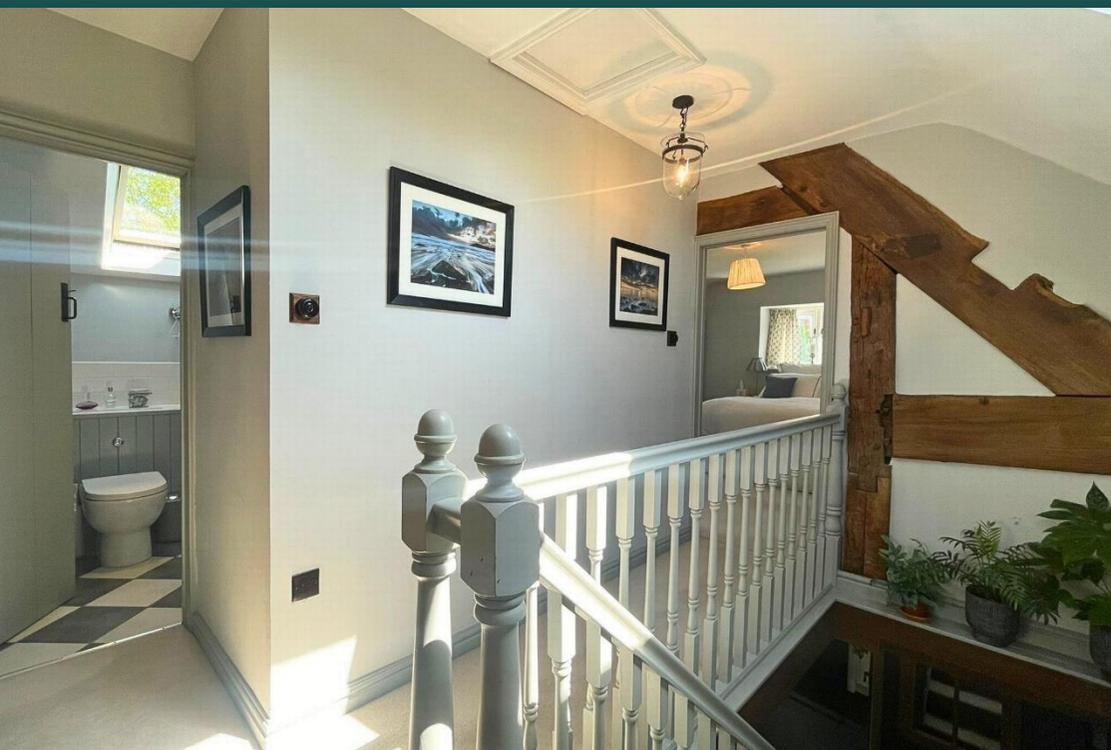
From Monmouth, proceed out on the B4347 Rockfield/Abergavenny Road. On reaching Rockfield, turn right and continue through the village. Travel on through the village of Newcastle. Bearing right towards Skenfrith, travel down the pitch hill and turn right at the T-junction on the Skenfrith Road and immediately left towards Grosmont. Upon reaching the village, continue straight passing the shop and Angel Inn. Continue straight for approximately 1.2 miles going over the bridge at Kentchurch. Follow this road for one mile. Turn left then immediate right at the turning for Ewyas Harold. Continue on this road for 0.5 miles before turning left signposted village. Centre. Upon entering the village bear right to Hay on Wye and continue straight on this B4347 road for 2 miles. At the junction bear right towards "Wormbridge & Kingstone" where the driveway to the Dore Hamlet can be found immediately after on the right-hand side, opposite to the Dore Lands Farm.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



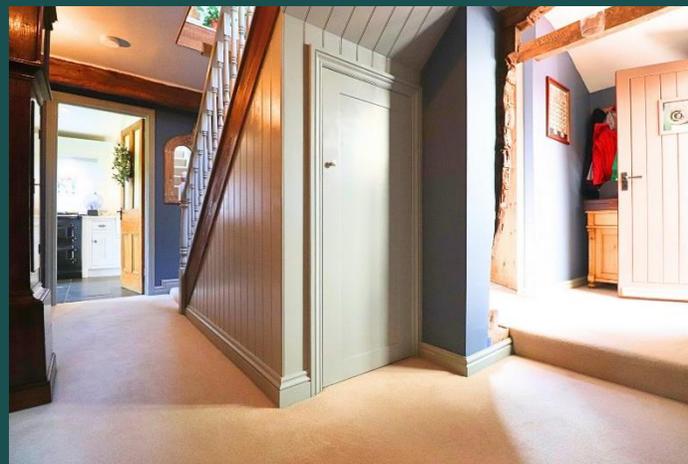
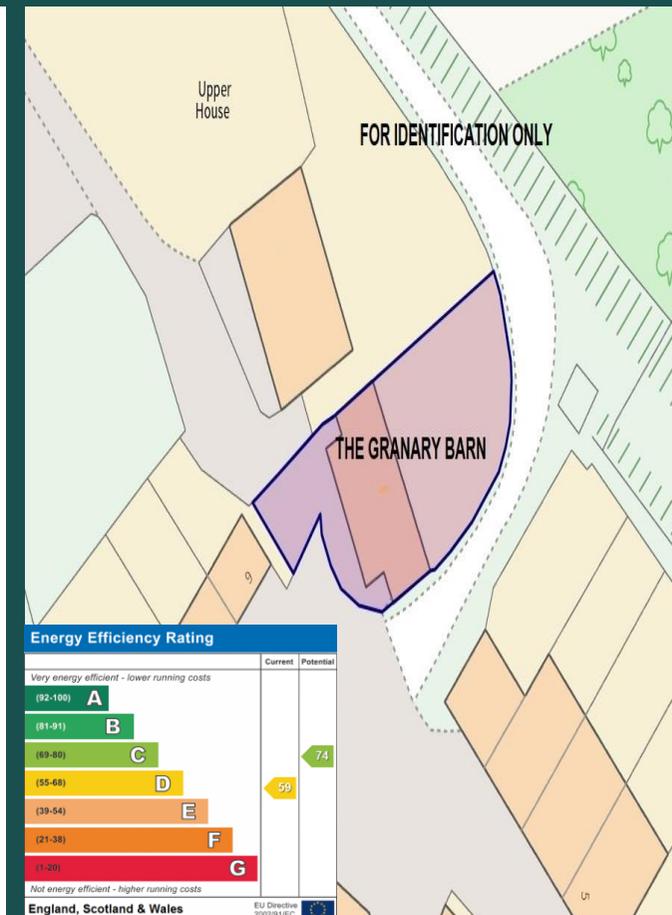




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