

Hillcrest

Llangrove, Ross on Wye



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This charming three bedroom stone built cottage is nestled in an extensive corner plot at the end of a quiet country lane in the sought after village of Llangrove. Sympathetically extended and remodelled offering spacious living accommodation over two floors with a tasteful blend of original features and quality fixtures and finishes. Beautifully landscaped gardens with far reaching views of rolling Herefordshire countryside. Parking for multiple vehicles and detached single garage.

Guide Price Of £630,000

Stone construction with a painted rendered exterior and inset double glazed u-PVC windows and doors set under pitched tiled roofs. Internal features include exposed stonework and beams, low voltage downlighters, wooden panelled ledged and braced doors with Suffolk latches, feature fireplaces and a combination of engineered oak and ceramic tiled flooring. An oil central heating boiler domestic hot water and heating to radiators throughout.

The main entrance to the property is via a wooden panelled stable door with viewing panel into:

LIVING ROOM: 6.87m x 3.50m (22'6" x 11'6")

Dual aspect windows to front and side elevations with a set of French doors accessing the rear garden. Feature wood burner set on a stone hearth. Opening into: **INNER**

HALLWAY: 4.30m x 3.02m (14'1" x 9'11")

Window to back elevation. Turning staircase leading to the first floor landing with wooden balustrading and turned newel posts.

SNUG: 3.15m x 3.07m (10'4" x 10'1")

French doors to front elevation accessing garden and office. Exposed stone wall with open fireplace

OPEN PLAN KITCHEN/DINING ROOM:

KITCHEN: 3.56m x 3.31m (11' 7" x 10' 8") Windows to front and back elevations. "L-shaped" butchers block work surfaces along two walls with tiled splashback surround and inset "Belfast" style sink and side drainer. Wren wooden bespoke cupboards and drawers set under with integrated dishwasher. Complimentary wall cabinets and two tall units housing fridge/freezer and oil central heating boiler. Tiled recess with Rangemaster electric cooking range set on a tiled hearth with concealed extraction hood above.

DINING ROOM: 3.70m x 3.72m (12' 1" x 12' 2") Two velux skylights to back and trifold doors to front accessing sun terrace. Sliding oak panelled door into:

UTILITY ROOM:

Window to front elevation. "L-shaped" butchers block work surface with inset sink and tiled splashback surround. Wooden cupboards set under with space and plumbing for washing machine/tumble dryer and complimentary unit with full height shelving. Contemporary style radiator. Door into:

CLOAK ROOM:

Modern suite comprising a low level W.C and pedestal wash basin with tiled splashback.

FIRST FLOOR GALLERIED LANDING:

"L-SHAPED" with window to back. Airing cupboard with slatted shelving and hot water cylinder. Doors into the following:

BEDROOM THREE: 3.12m x 3.26m (10'3" x 10'8")

Window to front elevation with uninterrupted countryside views. Exposed stonework to one wall with inset feature fireplace and open grate.

BEDROOM ONE DRESSING ROOM: 3.50m x 3.34m (11'6" x 10'11")

Window to side elevation. Three bespoke fitted wardrobes with hanging rail, shelving, and storage. Roof access trap. Opening into:

BEDROOM ONE: 3.28m x 3.40m (10'9" x 11'2")

An incredibly bright room with feature picture window to front elevation and window to side with beautiful views of the garden and surrounding countryside.

FAMILY BATHROOM:

Velux window to back elevation. White suite comprising a low level W.C, pedestal wash basin with tiled splashback and bath with mixer taps and shower head over. Roof access trap. Chrome ladder style radiator.

BEDROOM TWO: 3.58m x 2.25m (11'9" x 7'5")

Window to the front elevation with pretty garden views. Exposed stonework dado height wooden panelling along one wall.

OUTSIDE:

The entrance to the property is via a five bar wooden gate leading to a paved parking area with shaped herbaceous borders accessing:

SINGLE DETACHED GARAGE: 6.05m x 3.25m (19'10" x 10'8")

Modern construction with a painted rendered exterior, concrete base and a pitched tiled roof. Pair of ledged and braced doors to front, part glazed personnel door to back and window to side. Power and light. Stone steps lead down to a paved brick sun terrace, adjacent to the kitchen/dining room and ideal for alfresco dining. The garden is chiefly laid to lawn with well stocked herbaceous borders, interspaced mature trees and an array of plants and flowers. To the side, a raised timber patio area capitalising on the property's enviable countryside views. Boundaries are a combination of hedgerow and stone walls. To the back, a part glazed door access: **OFFICE ROOM: 3.06m x 1.39m:** Attached lean to with two Velux windows to side and part glazed door to the front. Power and light.

SERVICES:

Mains electric, water and drainage. Oil fired central heating. Council tax Band C. EPC Rating E.

DIRECTIONS:

From Monmouth take the A40 dual carriageway towards Ross on Wye and after passing the petrol station on the left, turn left again into the village of Whitchurch. Pass the shop and turn immediate left towards Llangrove. Continue up this road going past the primary school and church on the right. Take the turning for the next lane on your left. Continue straight and Hillcrest can be found at the end of the lane on the left hand side.

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 or 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.



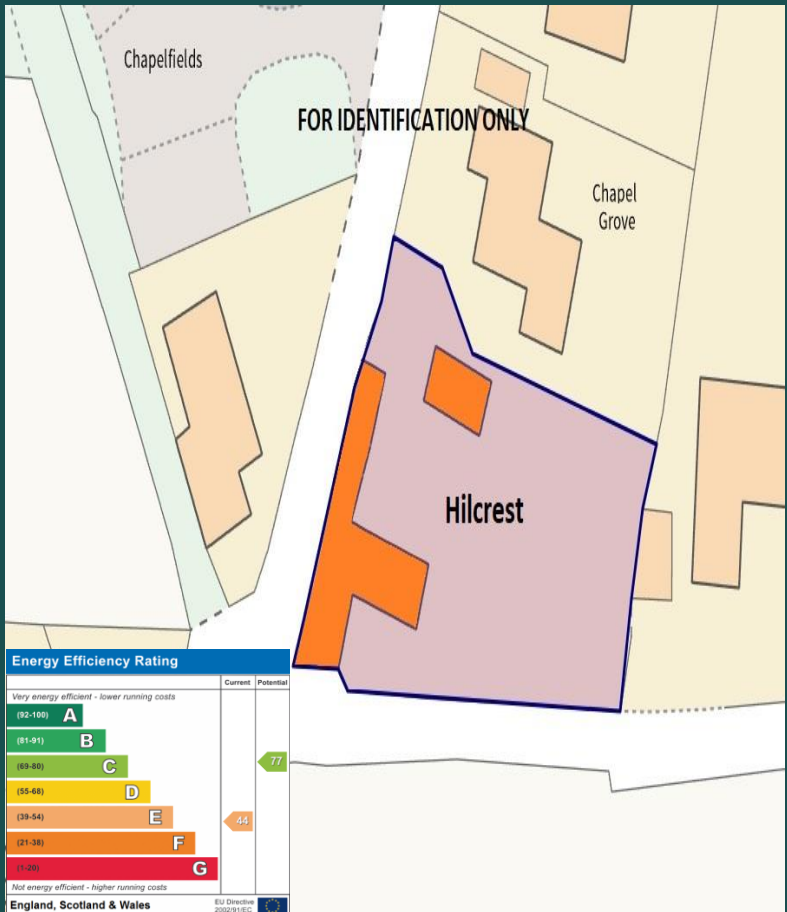


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