

FOR  
SALE



Old Coach House, Llanwarne, Hereford HR2 8JE

£400,000 - Freehold

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## PROPERTY SUMMARY

This attractive detached Period property is pleasantly located within the highly favoured village of Llanwarne, which lies midway between the cathedral city of Hereford (8.5 miles) and the market town of Ross-on-Wye (8.5 miles) with the M50 motorway link (Jct 3). The popular town of Monmouth (13 miles) is also easily accessible.

Within Llanwarne there is a church and village hall. In nearby Wormelow (1.5 miles) there is a public house and shop, and in Much Birch (2 miles) there is also a primary school and doctors surgery.

The original coach house to the nearby former vicarage, the property was converted approximately 40-years ago and is now in need of complete renovation, and provides spacious and versatile accommodation which extends to approximately 3376sq ft and has oil central heating, a good size garage and large gardens. The whole extends to approximately 0.35 acre.

## POINTS OF INTEREST

- *Substantial detached Period property*
- *Lovely village/rural location*
- *5 bedrooms*
- *4 reception rooms*
- *In need of renovation*
- *Double garage*
- *Large gardens*
- *About 0.35 acre*



## ROOM DESCRIPTIONS

### Reception hall

With spiral staircase, exposed stonework, radiator, window to rear, steps down to the

### Living Room

With 2 radiators, stone fireplace with woodburning stove, patio doors and window to rear, door to the

### Inner hall

Understairs storage cupboard, and

### Study

With radiator, window to rear.

### Bathroom

Bath with mixer tap, wash hand basin, WC, electric heated towel rail, 2 windows.

### Dining room

Radiator, patio doors, door to

### Sitting room

Feature stone fireplace, radiator, 2 windows.

### Kitchen

With beech-effect base and wall units, sink, window, radiator.

### Utility room

With oil central heating boiler, plumbing for washing machine, storage units, sink, radiator, 2 windows, stable door and the

### Lobby

With window and

### Cloakroom

Wash hand basin, WC, door to garage.

**The staircase leads from the side hall to the**

### First floor landing

Window, radiator.

### Bedroom 1

Radiator, storage cupboard, hatch to roof space, 2 windows.

### Bedroom 4

Wardrobe, radiator, window.

### Bedroom 2

Wardrobe, radiator, windows to front and rear, door to

### Landing

With spiral staircase to the reception hall.

### Inner landing

Airing cupboard, radiator.

### Bedroom 3

2 radiators, fitted wardrobes, patio doors.

### Bedroom 5

Fitted wardrobe, radiator, window.

### Bathroom

With bath, wash hand basin, WC, radiator, electric towel rail, window.

### Outside

The property is approached via stone pillars leading to the front of the property where there is a parking and turning area, and the Garage with double doors, store room and adjoining the garage is a lean-to Carport.

The main garden lies to the rear of the property and, although overgrown, has a variety of ornamental shrubs, a large paved patio, lawn and several mature trees. The whole extends to approximately 0.35 acres.

### Services

Mains electricity, water and drainage are connected. Oil-fired central heating.

### Outgoings

Council tax band F, payable 2024/25 £3305.15. Water rates are payable. Private drainage (septic tank).

### Directions

From Hereford proceed south on the A49 towards Ross-on-Wye and then, at the top of Callow Hill, turn right onto the B466 towards Monmouth. Proceed into Wormelow then turn left onto the B4348 towards Ross-on-Wye. Continue for about 1 1/4 miles then turn right, signposted Llanwarne/Village Hall. After 1/2 mile turn right immediately before the church and the property is located on the left-hand side after about 1/2 mile, as indicated by the Agent's FOR SALE board.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 313.7 sq. metres (3376.3 sq. feet)

These plans are for identification and reference only.  
Plan produced using Plansip.

**The Old Coach House, Llanwarne, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	31	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			