



# Mapp's Pool House

Llangrove,  
Herefordshire  
HR9 6ET





# Mapp's Pool House, Llangrove, Hereford HR9 6ET

**Individual detached house recently renovated and extended, in a lovely village location with 5 bedrooms (1 en-suite), an oak framed garden room, a detached barn (ideal for conversion), gardens, stables and paddock extending to just over 1.6 acres.**

This superb detached property is pleasantly located near to the centre of the highly favoured village of Llangrove, in a convenient position between the Cathedral City of Hereford (16 miles) and the Market Towns of Ross-on-Wye (8 miles), Monmouth (6 miles) and Abergavenny (23 miles).

Within the village there is a highly respected primary school, church, public house and there are lovely local walks.

The original cottage has been significantly extended and recently renovated, to a high standard, with oil central heating (part underfloor), double glazing, a re-fitted kitchen with appliances and bathrooms and excellent accommodation and there is a detached barn with scope for conversion to a home office, annexe for relative, studio/gym etc. (subject to necessary planning consent) and there are gardens with an outdoor entertainment area, paddock, tackroom and stables. **Ideal for equestrian/small holding use.**

The whole extends to about 1.64 acres and is more particularly described as follows:-

## **Ground floor**

Stone and oak framed entrance porch to the

### **Reception Hall**

Flagstone flooring, feature oak staircase, central heating thermostat, smoke alarm.

### **Side Entrance Hall**

Flagstone flooring, radiator, door to Rear Porch.

### **Downstairs Cloakroom**

With WC, radiator, window.

### **Utility Room**

Sink unit, base and wall units, worktops with tiled splashback, plumbing for washing machine, window.

### **Open Plan Kitchen/Living/Dining Room incorporating the Garden Room**

Flagstone floor with underfloor heating, through woodburning stove, range of contemporary style units with granite worksurfaces, integrated sink unit with mixer tap, island station with granite top, wine-rack and an induction hob, built-in electric oven, built-in combination microwave/grill with warming tray and built-in dishwasher, built-in fridge, built-in freezer, downlighters and a lantern light.

### **Sitting Room**

Radiator, 2 windows.

### **Lounge**

Woodburning stove, 2 vertical tubular radiators, window and double doors to the rear patio and the

### **Study**

Vertical tubular radiator, downlighters, 2 windows, door to the rear.

## **First floor**

### **Landing**

Smoke alarm, hatch to roof space.

### **Bedroom 4**

Radiator and windows to side and front.

### **Bedroom 5**

Radiator, windows to side and rear.

### **Family Bathroom**

White suite comprising bath with mains shower and glass screen, wash hand-basin and WC, ladder style radiator, airing cupboard with radiator.

### **Inner Landing**

Window to rear, hatch to roof space, cupboard housing the hot water cylinder.

### **Shower Room**

Tiled shower cubicle with mains overhead and handheld fittings, glass screen, wash hand-basin with cupboard under, WC, ladder style radiator, extractor fan.

### **Bedroom 3**

Radiator, 2 windows to side.

### **Bedroom 2**

Radiator, window to side.

### Bedroom 1

Tubular style radiator, hatch to roof space, window to side and large picture window overlooking the paddock and with spectacular views. **Dressing Room** and **En-suite Shower Room** with tiled shower cubicle and glass screen, mains overhead and handheld fittings, wash hand-basin with storage cupboards under, WC, tiled floor, extractor fan, 2 wall lights, window to rear.

### Outside

The property is approached via a splayed entrance with double gates leading to a gravelled parking and turning area. There is a detached barn with Tilly tiled roof currently providing 2 loose boxes, tack room and garaging to rear with roller shutter door and an adjoining store - ideal for conversion into a home office/studio/Airbnb etc. There is also a chicken enclosure and to the rear of the barn there is a detached single storey stone log-store.

The large front garden is lawned, enclosed by hedging with numerous mature shrubs and trees together with a home entertainment area with bench seating and fire-pit. To the rear there are raised vegetable beds and an oil storage tank, and access into the paddock.

The whole extends to approximately 1.64 acres.

### General information

#### Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

### Outgoings

Council tax band 'F' - payable 2022/23 £3025.67  
Water and drainage - rates are payable.

### Tenure & possession

Freehold - vacant possession on completion.

### Directions

What Three Words//: carriage.detective.hypnotist.

### Viewing

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

### Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

### Residential lettings & property management

We operate a first class residential lettings and property management service and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

### Opening hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

JRC FC007415 September 2022 (1)





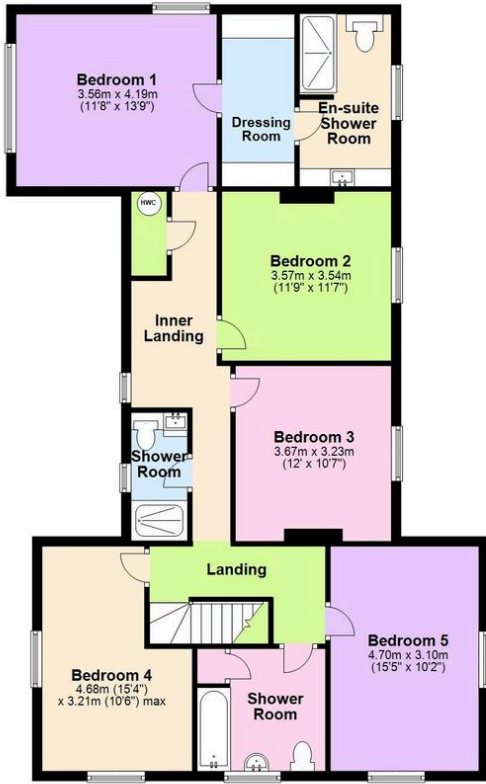




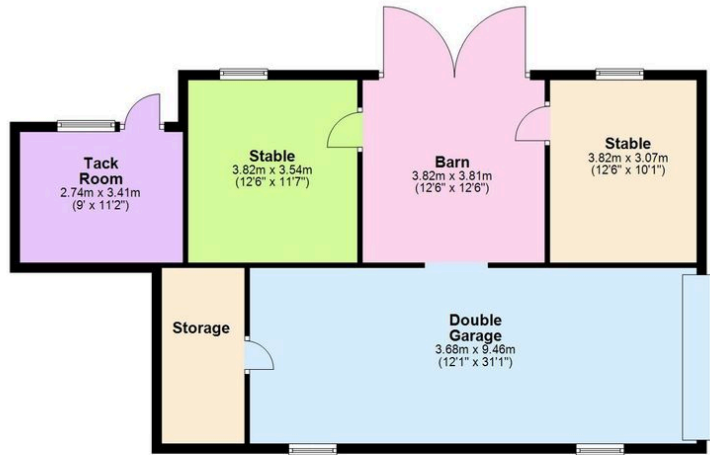
**Ground Floor**  
Approx. 151.4 sq. metres (1629.2 sq. feet)



**First Floor**  
Approx. 111.8 sq. metres (1203.4 sq. feet)



**Outbuildings**  
Approx. 92.4 sq. metres (994.7 sq. feet)



Total area: approx. 355.6 sq. metres (3827.3 sq. feet)

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

**Mapps Pool House, Llangrove, Ross-on-Wye**





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