



1 POTACRE COTTAGES

LLANGARRON | HEREFORDSHIRE



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THIS TWO BEDROOM SEMI-DETACHED HOME SITUATED IN LLANGARRON WITHIN THE CHARMING SOUTH HEREFORDSHIRE COUNTRYSIDE BENEFITS FROM OFF-ROAD PARKING AND BOASTS GARDENS WITH SUPERB COUNTRYSIDE VIEWS. WHILE THE PROPERTY REQUIRES SOME UPDATING AND MODERNISATION THROUGHOUT, IT PRESENTS AN EXCITING OPPORTUNITY OFFERING HUGE POTENTIAL IN A SOUGHT AFTER SEMI-RURAL LOCATION.

- Two bedroom semi-detached cottage •
- Requiring modernisation throughout •
- Excellent potential to extend (STPP) •
- Stunning uninterrupted countryside views •
 - Off-road parking •
 - Rural but accessible location •
 - Offered with no onward chain •

DISTANCES FROM 1 POTACRE COTTAGES

Llangrove 1.9 miles • Goodrich 4.4 miles • Ross-on-Wye 7.8 miles
Monmouth 9.3 miles • Hereford 15 miles • Abergavenny 17.6 miles
Gloucester 23.7 miles • Cheltenham 31 miles • Bristol 41.5 miles • London 139 miles
Hereford Train Station 15.5 miles • Lydney Train Station 18.2 miles
Chepstow Train Station 19.5 miles • Bristol Parkway Station 36.9 miles
Cardiff Airport 59.3 miles • Birmingham Airport 70.6 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Set within the charming South Herefordshire countryside, Llangarron is a fantastic base as it is within easy reach of the Forest of Dean, Wye Valley and Symonds Yat, Goodrich Castle, Tintern Abbey, the Malverns, and several large centres such as Hereford, Gloucester, Cheltenham, Bristol and Cardiff. Llangarron has a church with an attached community centre called The Garron Centre. Llangrove, just 1.9 miles away, has a primary school, public house, church and village hall.

Goodrich, located just over 4 miles away from 1 Potacre Cottages is a popular, thriving village located between Monmouth and Ross-on-Wye. It benefits from having two public houses, village hall with many activities, a community orchard, a community choir, tennis club, primary school and children's play area. Standing in open countryside above the River Wye, Goodrich Castle is one of the finest and best preserved of all English medieval castles.

Ross-on-Wye is a market town overlooking the Wye and within the Wye Valley Area of Outstanding Natural Beauty. It is known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, cafés, restaurants, primary and secondary schools and leisure activities. Ross also houses two GP surgeries plus a local community hospital. There are also many spectacular wooded riverside walking routes nearby, including the Town and Country Trail, Chase Woods and the John Kyrle circular walk, taking in fields, views and the River Wye. The Rope Walk takes you on a stroll alongside the River Wye.

Monmouth, located just over 9 miles from 1 Potacre Cottages boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

THE PROPERTY

1 Potacre Cottages requires modernisation throughout but undoubtedly boasts huge potential, allowing the new owner to add their own style and flair over a period of time. Step into the entrance porch, located to the front of the property, perfect for hanging coats and storing boots and shoes.

The porch in turn leads to the kitchen which offers a blank canvas for a prospective purchaser to update to their own taste. The kitchen has a range of base and wall units and offers space for additional white goods too. A hallway leads from the kitchen to the bathroom which is located to the rear of the property. 1 Potacre Cottages boasts great potential for a rear extension (STPP) in order to further enhance the ground floor accommodation.

The sitting room benefits from a central fireplace with a wood burning stove and is very much the heart of the home.

Upstairs, there are two well proportioned double bedrooms, both of which enjoy views across surrounding countryside.



OUTSIDE

1 Potacre Cottages is accessed via a shared driveway which leads to an off road parking area, there is ample parking available for multiple vehicles.

There is a patio area to the front and rear of the property which makes a great space for al-fresco dining. The gardens extend to the rear and side of the property and boast beautiful, uninterrupted views of Herefordshire countryside.

KEY INFORMATION

Services: The property benefits from mains water, electricity, oil fired central heating and private drainage (septic tank).

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold, the property is currently tenanted and vacant possession will be available upon completion.

Local Authority: Herefordshire County Council. Telephone 01432 260000


Council Tax Band: C

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

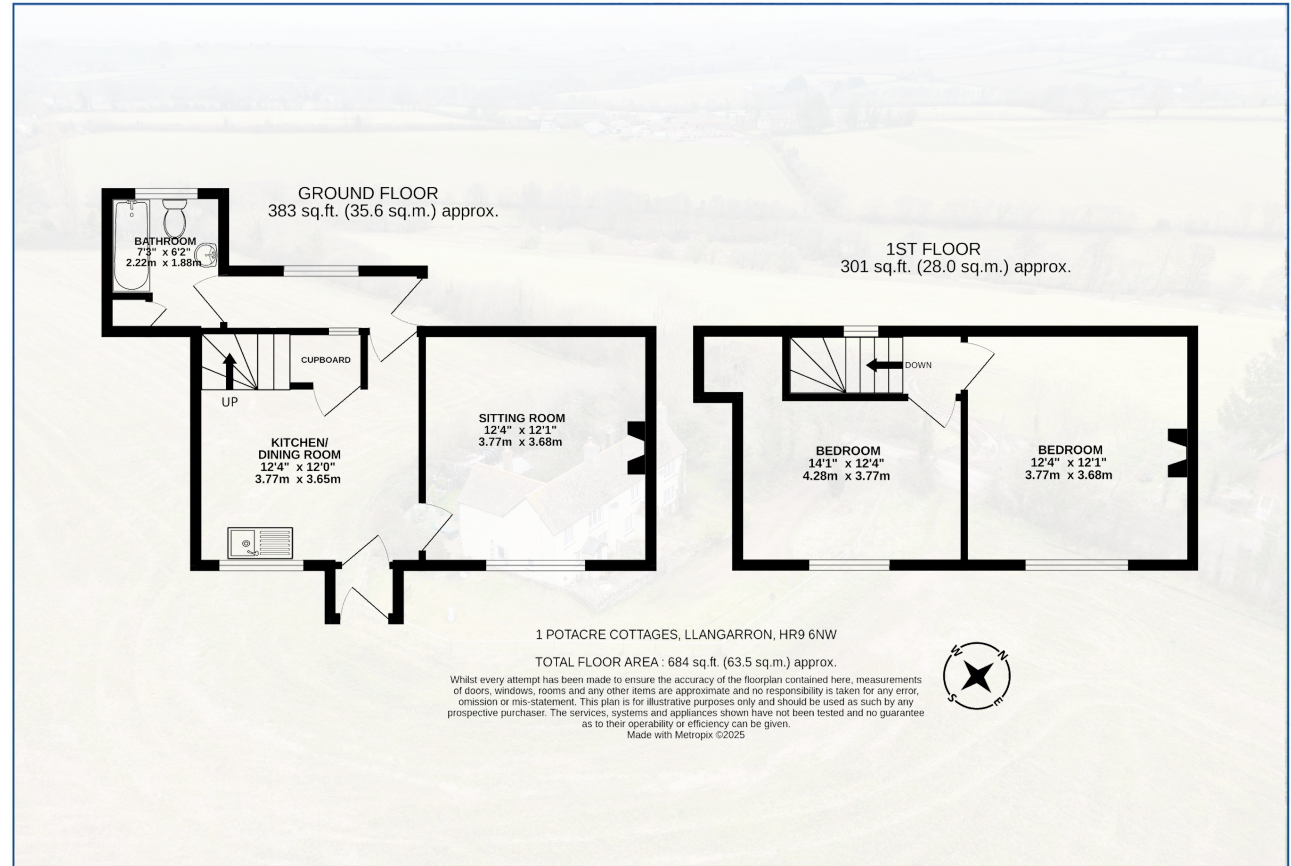
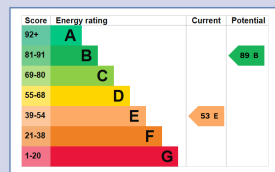
Sale Method: The property is offered for sale by Private Treaty.

Directions: From Llangarron Village Hall, continue towards The Garron Centre and then turn right. Continue up the hill for 0.3 miles and the property will be found on your left.

Viewings: Strictly by appointment with Powells – 01600 714140

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ENERGY PERFORMANCE CERTIFICATE



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