



# PEAR TREE COTTAGE

PENGUITHAL | LLANGARRON | HEREFORDSHIRE





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PEAR TREE COTTAGE IS AN ATTRACTIVE FAMILY HOME IN A PICTURESQUE LOCATION. THE PROPERTY HAS BEEN EXTENDED BY THE CURRENT OWNERS AND BOASTS UP TO 5 BEDROOMS, 3 RECEPTION ROOMS, A STUDY AND A GARDEN ROOM. THE PROPERTY IS NOW IN NEED OF SOME MODERNISATION. OUTSTANDING, FAR REACHING VIEWS CAN BE APPRECIATED AT THE FRONT AND REAR ASPECTS.

- An extended, 4 / 5 bedroom detached family home •
  - In need of some modernisation •
  - Ground floor study with a wonderful view •
- Principal bedroom with superb en-suite bathroom and Juliet balcony •
  - Further bedroom with en-suite cloakroom •
  - Spectacular views to the front and rear aspects •
- Attractive gardens measuring approximately 0.3 of an acre •
  - Fibre broadband to the premises •
  - Timber garages, store and off-road parking area •

## Distances from Pear Tree Cottage

Monmouth 5.3 miles • Ross-on-Wye 8.1 miles • Hereford 14.0 miles  
Forest of Dean 14.0 miles • Chepstow 21.7 miles • Gloucester 26.2 miles  
Bristol 51.6 miles • London 138.8 miles • Bristol Airport 56.4 miles  
Cardiff Airport 56.8 miles • Birmingham Airport 74.7 miles  
Hereford Train Station 14.4 miles • Gloucester Train Station 26.1 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

Llangarron is a small village in southwest Herefordshire located between Monmouth and Ross-on-Wye. The Royal Arms public house is located in nearby Llangrove. Primary schools can be found in Llangrove and St Weonards. St Weonards also has a shop and post office. The nearest bus stop to Pear Tree Cottage can be found in Llancloudy, approximately 1 mile away.

Monmouth, just 5.3 miles away from the property boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. 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 facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

Ross-On-Wye is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools, leisure activities and is approximately 8.1 miles from the tourist attractions located at the Royal Forest of Dean.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## THE PROPERTY

Pear Tree Cottage is a superb family home offering great potential for a purchaser to add their own style and flair in order to create their dream home. The property already has a two-storey extension, giving it a large footprint that we believe meets the expectations of modern family living. The property sits beautifully in its plot giving most of the rooms in the property outstanding countryside views towards Garway Hill and Hereford to the rear and Ross-on-Wye to the front.

The main entrance porch is in need of repair and isn't used by the current owners. Instead, they use the rear entrance that offers plenty of practical space for hanging coats and storing boots and shoes. Various doors lead off to the main reception rooms and the kitchen.

The kitchen has a Rayburn Royale cooker which is also connected to heat the hot water. This hasn't been used for a few years so will require servicing to determine whether it is still running effectively. There is space for a freestanding cooker, washing machine, dishwasher, fridge freezer, farmhouse dresser, and a breakfast table. The Belfast sink sits under the window overlooking the side aspect. Just off the kitchen is a traditional pantry. There is potential to extend the kitchen subject to a buyer making their own enquiries with regards to any required planning consents.

The garden room is located at the rear of the property and has dual aspect views.

Opposite the garden room is a study or home office benefitting from outstanding views. A cloakroom behind the study has plumbing, although a w.c and wash hand basin need connecting.







The extension created a stunning, spacious front to back sitting room on the ground floor measuring approximately 28ft x 15ft. It has a stone fireplace with a multi fuel stove and stone hearth. It has triple aspect views via windows to the front, side and rear along with glazed French doors opening out to the rear garden. This room benefits from having underfloor heating.

In addition to the main sitting room is a snug with a recessed fireplace, flagstone floor and a window to the front aspect.

A reception area could be utilised as an open study area, dining room, play room, the opportunities are endless. Stairs from this area lead up to the first floor landing.

Upstairs there are 4 / 5 bedrooms and a family bathroom.

The principal bedroom is a superb size and is extremely bright and airy due to glazed French doors at the rear. The French doors open in to reveal a Juliet balcony providing simply stunning, far-reaching views. It also benefits from a magnificent, spacious en-suite bathroom comprising of a freestanding ball and claw bath (not connected), bidet, w.c, Victorian style wash hand basin, shower cubicle and space for a dressing table.

Bedroom 2 has a beautiful faux fireplace, a fitted wardrobe and a window to the front aspect.

Bedroom 3 has dual aspect views to the front and side, an en-suite w.c and a fitted wardrobe. A loft hatch in this room provides access via a ladder to a loft space with restricted head height spanning the length of the extension.

Bedroom 4 has two windows overlooking the rear aspect and a fitted wardrobe.

The potential fifth bedroom is currently utilised as an open landing and occasional sleeping area for guests. You must walk through this space in order to access the principal bedroom and bedroom 3. There is potential to partition this area off to create a fully functioning fifth bedroom. A fitted wardrobe can be found in this area.

Completing the first floor is a family bathroom that has a white suite comprising of a freestanding ball and claw style bath, w.c, wash hand basin and heated towel rail.

## OUTSIDE

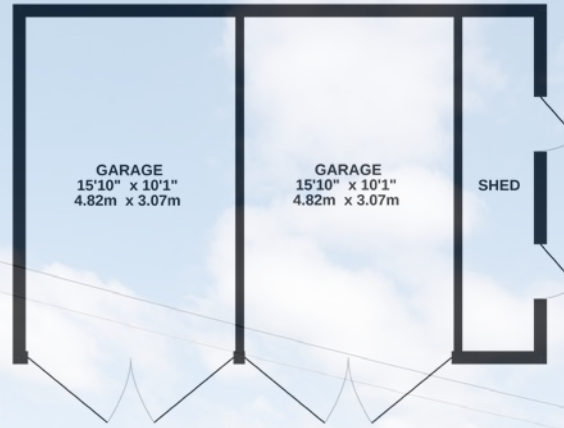
Pear Tree Cottage is surrounded by approximately 0.3 of an acre of gardens. There are large flower beds hosting a plethora of wild flowers, all edged with stone matching the surrounding wall and house. There are also two little ponds and a silver birch tree in the rear garden. A patio can be used for al-fresco dining during the summer months and a second patio can be found nestled amongst the flower beds, sheltered by trees. Spectacular views across the fields and countryside can be enjoyed while you dine, towards Garway Hill, Hereford and the Church of St Weonards. On a clear day you can see the Brecon Beacons in the distance. There are also delightful views at the front of the property across the local countryside towards Ross-on-Wye.

Two timber garages and a storage shed can be found to the left of the off-road parking area.





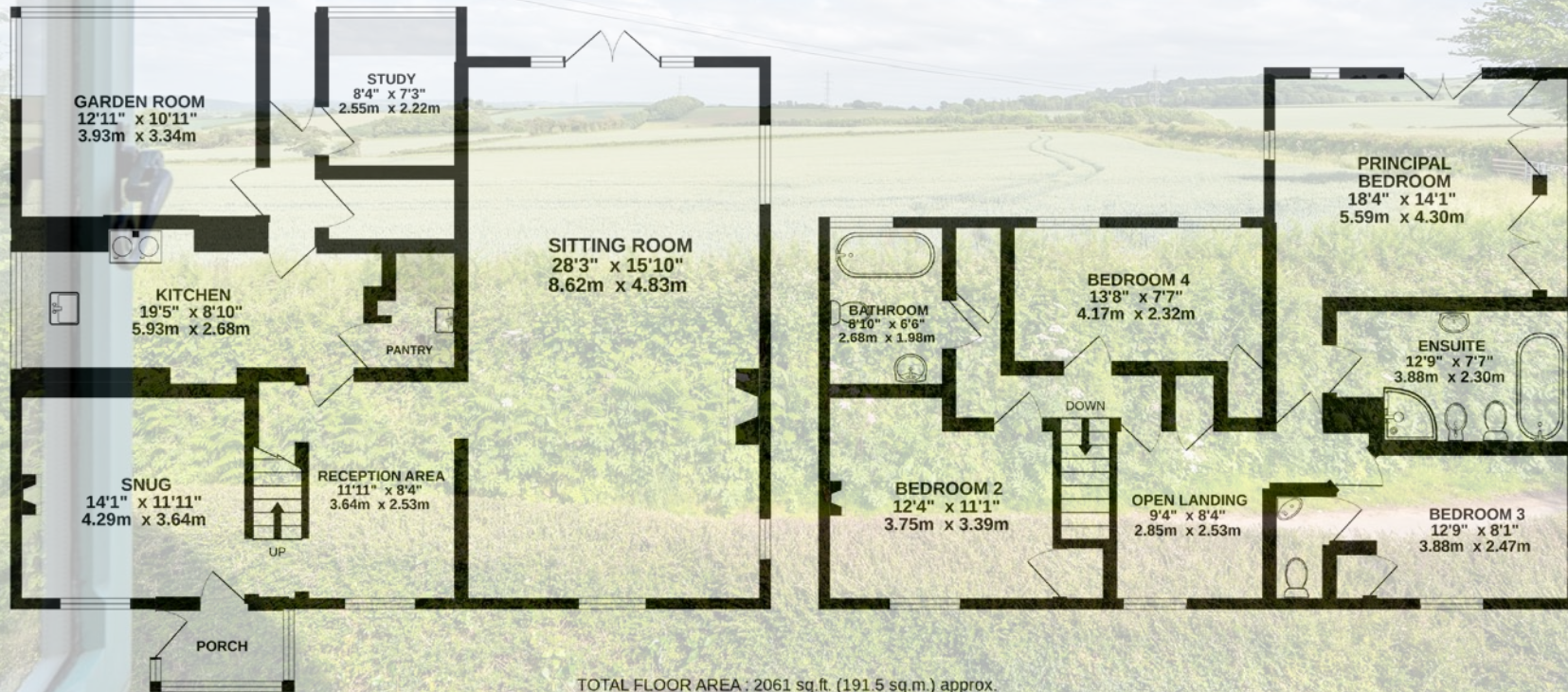
# FLOORPLAN



**GROUND FLOOR**  
1167 sq.ft. (108.4 sq.m.) approx.

**1ST FLOOR**  
894 sq.ft. (83.0 sq.m.) approx.

TOTAL FLOOR AREA: 376 sq ft. (34.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TOTAL FLOOR AREA : 2061 sq.ft. (191.5 sq.m.) approx.**

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## KEY INFORMATION

**Services:** Mains water, electricity, oil fired central heating and septic tank

**Tenure:** Freehold

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** C

**Local Authority:** Herefordshire County Council. Telephone 01432 260000


**Viewings:** Strictly by appointment with the selling agents

### Directions:

From Monmouth head up the Hereford Road and keep going, passing through Buckholt and Welsh Newton, until you reach Llancloudy. At the bus stop and bench in Llancloudy turn right and continue until you reach the crossroads. Turn right at the crossroads and the property can be found after a short distance on the right.

**Postcode:** HR9 6PH

**W3W:** craziest.kitten.steadily

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



### Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park Telephone: 01600 714140

Monmouth

NP25 5JA

Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

[www.powellsrural.co.uk](http://www.powellsrural.co.uk)

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