



THE OLD WOODSHED

PARK MILL | LLANGARRON | ROSS-ON-WYE | HEREFORDSHIRE



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HEREFORDSHIRE | HR9 6NH

A RARE OPPORTUNITY TO ACQUIRE A DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION SET IN ONE ACRE OF GARDEN AND SPECIES RICH MEADOW WITH SPECTACULAR, FAR REACHING, VIEWS. THE EAST END OF THE OUTBUILDING WAS CONVERTED IN 2022 INTO A ONE BEDROOM DWELLING AND PLANNING CONSENT IS IN PLACE FOR CONVERSION OF THE REMAINING BUILDINGS INTO AN APPROXIMATELY 1400 SQ FT RESIDENCE.

- Detached one bedroom single storey dwelling with planning permission to extend •
 - Converted from an old outbuilding in 2022 •
- One bedroom, one bathroom and an open plan kitchen / dining and family room •
 - Underfloor heating and air source heating system •
- Located within a short drive of Monmouth, Goodrich and Ross-on-Wye •
 - Garden and a meadow amounting to approximately 1 acre •
 - Gated driveway with off-road parking •
- Impressive countryside views from the property and garden •
 - Offered with no onward chain •

DISTANCES FROM THE OLD WOODSHED

Llangrove 2.0 miles • Goodrich 4.2 miles • Ross-on-Wye 5.4 miles
Monmouth 8.8 miles • Hereford 14.8 miles • Abergavenny 20.2 miles
Gloucester 23.5 miles • Cheltenham 40.2 miles • Bristol 53.9 miles
London 136.2 miles

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 in glorious 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. The Old Woodshed falls within the Parish of Llangarron and Llangrove. Llangrove has a primary school, public house, church and village hall. Llangarron has a church with an attached community centre called The Garron Centre.

Goodrich, located just over 4 miles away from The Old Woodshed 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 8 miles from The Old Woodshed boasts excellent schools including Haberdashers independent boys and girls schools, 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

This is a rare opportunity to acquire a beautifully presented red cedar clad detached single storey dwelling in a picturesque, rural but accessible location. The one bedroom property was converted from an old outbuilding into the charming property it is today. The original planning consents were granted to create two en-suite bedrooms, a further bedroom / study, open plan kitchen / diner, lounge, utility area and cloakroom. These plans can be viewed on Herefordshire County Council website, application number 200208.

Step inside and into the tastefully decorated open plan kitchen, dining and living area. It has been designed with a contemporary, colourful and vibrant feel. The kitchen comprises a range of light grey base units with complementary worksurfaces and a solid wood breakfast bar. Integral appliances include an oven and hob. Opposite the kitchen is a living and dining area with French doors opening out onto a deck making the space between the home and garden one during the warmer summer months. Completing the property is a double bedroom and a stylish bathroom.



OUTSIDE

Drive through the gated entrance and onto a gravelled off-road parking area beside the main dwelling. This in turn leads to an attractive, enclosed garden with a raised deck and patio ideal for entertaining and al-fresco dining. Beyond the garden is a species rich meadow bordered by hedging and some mature trees. Wonderful distant views across the local countryside can be appreciated from this truly magical location. The gardens and land in total measures approximately 1 acre.

Planning permission has been granted to convert the outbuilding, workshop and storeroom into further living accommodation in order to create a 2 / 3 bedroom single storey dwelling. The plans can be viewed on Herefordshire County Council website, application number 200208.

KEY INFORMATION

Agents Note and Services: The property benefits from mains water, electricity, air source heating and private drainage (treatment plant). Please note that the water and electricity supplies are still conjoined to the neighbouring property High View. The buyer is expected to cover the costs of creating an independent supply of both water and electricity.

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

Tenure: Freehold with vacant possession upon completion.

Council Tax Band: To be confirmed.


Local Authority: Herefordshire County Council. Telephone 01432 260000

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.

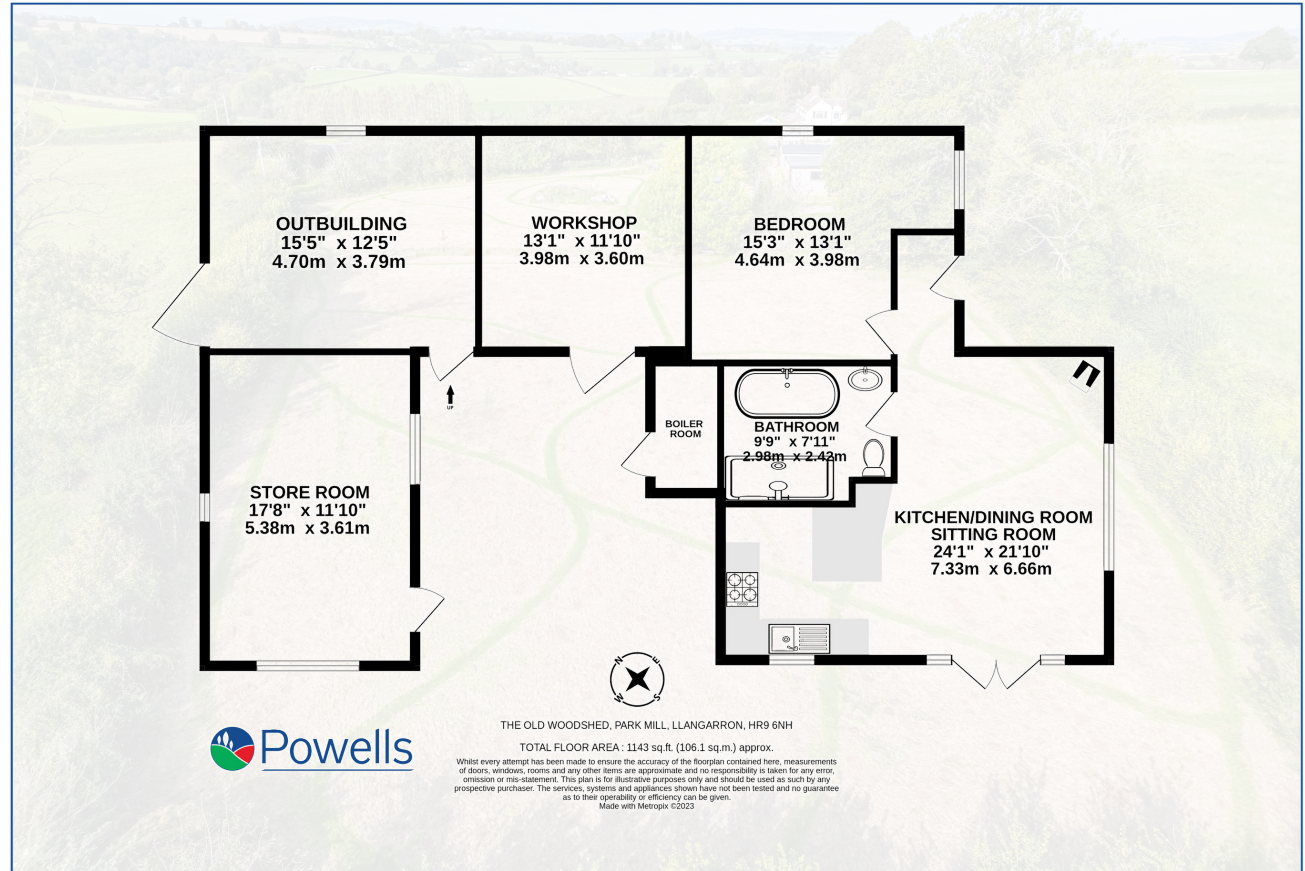
Sale Method: The property is offered for sale by Private Treaty.

Directions: From Llangarron Village Hall, continue towards The Garron Centre and then turn left. Continue heading straight across to Park Mill and stay on this road until you see the property on the right hand side.

Viewings: Strictly by appointment with Powells – 01600 714140

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		



Powells Chartered Surveyors, Land and Estate Agents
Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

WWW.POWELLSRURAL.CO.UK

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