



TY CARREG

LLANGARRON | ROSS-ON-WYE | HEREFORDSHIRE



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TY CARREG IS A BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM SEMI-DETACHED HOME ACCOMPANIED BY A DETACHED ONE-BEDROOM ANNEXE. ENJOYING A SEMI-RURAL SETTING, THE PROPERTY OFFERS A PEACEFUL LIFESTYLE WHILE REMAINING CONVENIENTLY CLOSE TO THE NEARBY TOWNS OF MONMOUTH AND ROSS-ON-WYE.

- Impressive semi-detached three/four bedroom home •
 - Detached one bedroom annexe •
 - Well presented throughout •
 - Four reception rooms •
- Beautifully maintained mature gardens •
- Situated within the popular village of Llangarron •
 - Surrounded by rolling countryside yet within easy access of nearby towns •
 - Off-road parking for several vehicles •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM TY CARREG

Llangrove 2.5 miles • Goodrich 5.3 miles • Ross-on-Wye 8.8 miles
Monmouth 9.1 miles • Hereford 13 miles • Gloucester 23 miles
Abergavenny 26 miles • Cheltenham 40 miles
Bristol 41 miles • London 140 miles

Hereford Train Station 14 miles • Lydney Train Station 18 miles
Chepstow Train Station 23 miles • Bristol Parkway Station 36 miles

Bristol Airport 49 miles • Cardiff Airport 59 miles
Birmingham Airport 72 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 2.5 miles away, has a primary school, public house, church and village hall. Goodrich, located just over 5 miles away from Ty Carreg 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 Ty Carreg 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

Dating back to the 1800's, Ty Carreg is a well-proportioned three/four bedroom semi-detached home accompanied by a detached one-bedroom annexe. Upon entering, you are welcomed into a bright and airy garden room, featuring double doors that open into the living room and an additional door leading to the kitchen.

The spacious living room boasts a woodburner, a window overlooking the garden, and a box bay window to the front, filling the room with natural light. A door connects to the dining room, which in turn provides access to the kitchen, stairs to the first floor and an additional reception room - currently used as a snug but equally suitable as a study, or as a fourth bedroom, which is a perfect guest room.

The kitchen is fitted with a range of wall and base units, an AEG cooker, and offers space and plumbing for a washing machine, dishwasher, and freestanding fridge freezer.

Upstairs, the principal bedroom is a generous double with ample wardrobe space and double doors opening onto a balcony - an ideal spot to take in the surrounding countryside views, part of the balcony could be made into an en-suite bathroom if desired. The large bathroom includes a fitted bath with overhead shower, toilet, sink and two convenient storage cupboards. The second bedroom is another comfortable double with built-in wardrobes, while the third is a smaller double, perfect for guests or a home office.

THE ANNEXE – BROOKEND

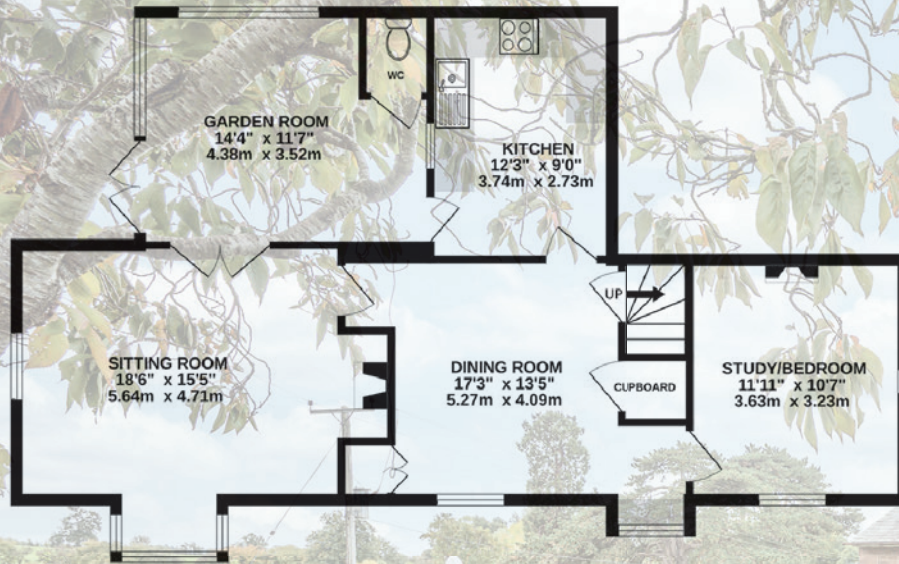
Tucked away at the end of the garden, the property also benefits from a self-contained one-bedroom annexe - ideal for guests, extended family, or as a potential income-generating opportunity. The annexe offers a spacious sitting room that opens into a kitchen/diner, fitted with a range of base units, integrated dishwasher and oven with hob. A door leads to a well-proportioned double bedroom complete with a modern en suite shower room. The annexe benefits from underfloor electric heating throughout the property. Externally, there is also a useful utility/store room accessible from outside.

OUTSIDE

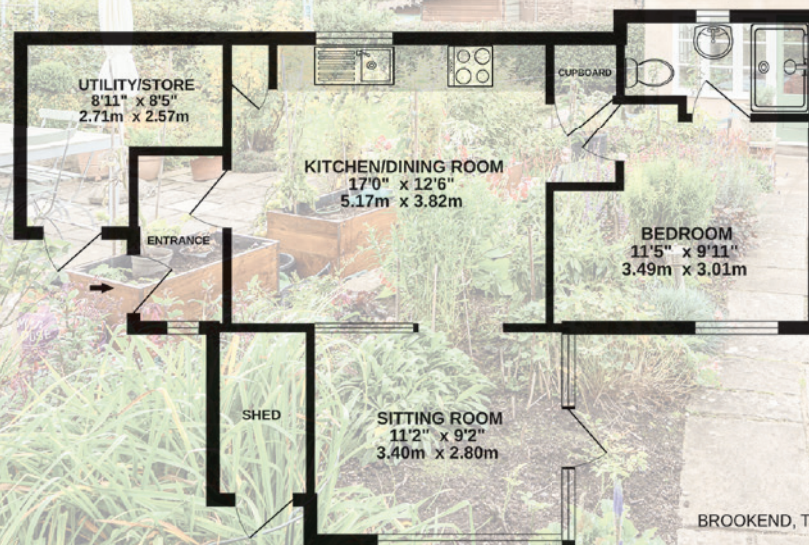
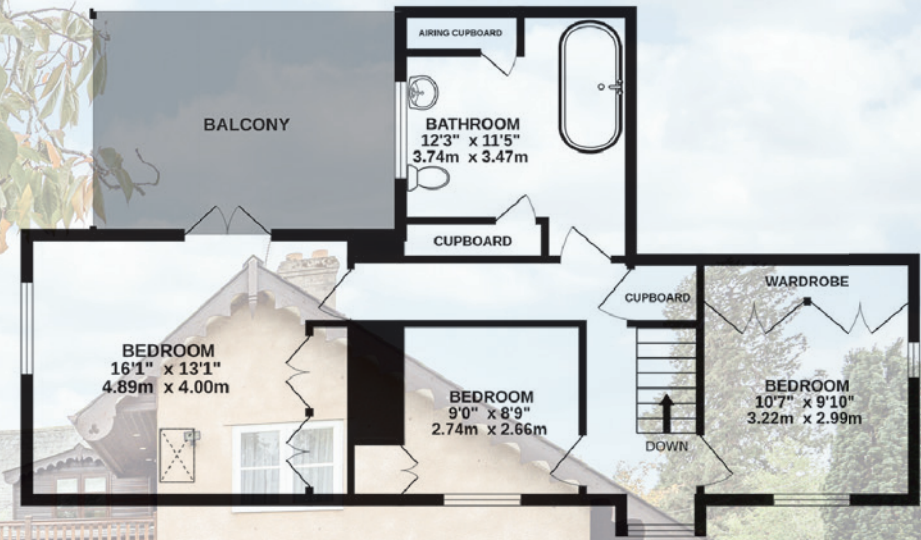
One of the property's main highlights is its garden, a beautifully landscaped and highly private space, rich with colour and charm. Thoughtfully designed planting beds are filled with mature shrubs and seasonal blooms, adding to the garden's inviting character. A large patio area provides the perfect spot for dining outdoors, hosting summer gatherings, or simply relaxing with a morning coffee. Beyond the patio, a generous lawn stretches out, ideal for children to play or for those who enjoy gardening. With its established borders, tranquil ambiance, and open views over the nearby fields, the garden feels both spacious and serene, an idyllic setting for everyday enjoyment or entertaining.



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



FIRST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TY CARREG, LLANGARRON, ROSS-ON-WYE, HR9 6NS
TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.



BROOKEND, TY CARREG, LLANGARRON, ROSS-ON-WYE, HR9 6NS
TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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KEY INFORMATION

Services: Mains electricity and water. Gas LPG and sewage treatment plant.

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: D

Local Authority: Herefordshire County Council. Telephone 01432 260000.

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth, proceed on the A40 towards Hereford. Continue past Whitchurch and turn left towards Hereford. After 3 miles turn left and follow the road for 0.8 miles where Ty Carreg will be found on the left-hand side.

Postcode: HR9 6NS

WHAT3WORDS



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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