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The Granary, Prospect Mews, Llangrove, Ross-on-Wye, Herefordshire HR9  
6ET

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**GUIDE PRICE £795K**

**DELIGHTFUL PERIOD SEVEN BEDROOM COUNTRY  
HOUSE WITH PURPOSE BUILT SPACIOUS / MODERN  
ANNEXE IN THE HEART OF SCENIC COUNTRYSIDE  
WITH NO BUSY ROADS LARGE GROUNDS AND THREE  
PADDOCKS (APPROX 3.25 ACRES) PLUS  
OUTBUILDINGS WITH CONVENIENT ACCESS TO  
MOTORWAY NETWORKS AT CHEPSTOW.**



### **MAIN HOUSE**

- LARGE RECEPTION HALL
- KITCHEN/BREAKFAST ROOM WITH FRENCH DOORS TO GARDEN
- STUDY
- SITTING ROOM WITH FIREPLACE & FRENCH DOORS TO GARDEN
- DINING ROOM WITH STONE FIREPLACE & WOODBURNING STOVE
- UTILITY
- CLOAKROOM
- BOOT ROOM
- MASTER BEDROOM WITH SPACIOUS LUXURY EN-SUITE
- 5 FURTHER LARGE DOUBLE BEDROOMS (ONE WITH EN-SUITE)
- SEPARATE SHOWER ROOM
- OIL CENTRAL HEATING SYSTEM

### **ANNEX CONTAINING**

- MODERN, WELL FITTED KITCHEN WITH APPLIANCES
- LARGE CONSERVATORY/SUN ROOM
- LARGE LOUNGE WITH FIREPLACE
- LARGE BEDROOM
- SPACIOUS BATHROOM PLUS SHOWER FACILITIES
- SEPARATE OIL CENTRAL HEATING SYSTEM

### **OUTSIDE**

- 1 ACRE OF FORMAL GARDENS INCLUDING TERRACE
- 2.25 ACRES OF LEVEL LAND DIVIDED INTO 4 PADDOCKS
- DETACHED GARAGE
- STONE SHED
- SMALL STABLE
- OPEN FRONTED BARN

Imagine a house in the country with pillared stone gates a sweeping gravel drive to the front door - sitting in its own spacious grounds, set in beautiful countryside and away from busy roads and you have The Firs.

This really is a spacious home with the main house having six very large bedrooms, three reception rooms plus a farmhouse style kitchen allowing space for informal eating.

The added bonus is the purpose built annex which again offers generous proportions contained in a ground floor wing of the house and itself has large sitting room, conservatory with extra space for dining, a well fitted kitchen, a master bedroom with large ensuite.

Certainly throughout the house you can't help but be impressed with the amount of space on offer. The house is ideally suited now to a multi generation family or even perhaps someone who wants to work from home requiring office space etc. However the annex rooms could easily be incorporated into the main house with little additional work required.

The entrance hall is generous and from this large area the annex suite can be accessed as well as the main house i.e. Main house to the centre and right with the annex wing to the left.

Firstly, we will talk about the Main house, which has a Sitting Room with fireplace and French windows opening to the terrace and gardens. The extensively fitted kitchen also has French doors to the garden, integral appliances and space for a family sized table and chairs. The formal Dining Room next door has a feature natural stone fireplace with a large woodburning stove on flagstone hearth and windows to two aspects. Further there is

a small Study, Cloakroom, Utility room and large Boot room, also with access to the garden.

Upstairs the exceptionally large Master Bedroom leads into an ensuite that is particularly grand with massive central bath (for two) with Jacuzzi and fitted headrests. There is also a large shower cubicle, two matching wash basins and overhead mirrors beautifully tiled. From the landing lead the other five large bedrooms, one of which also has a modern ensuite. There is also a further shower and toilet facilities.

The Annex leads from the Hallway. Again of generous proportions, with a large Sitting Room with fireplace and glazed doors open to the Conservatory/Sun Room. The Conservatory area with a partially glazed roof offers sufficient sitting space for enjoying the sunshine but the section next to the kitchen is a cooler area for dining etc. The large and modern, farmhouse style Kitchen has been well fitted with good quality units and has integral appliances. The large double Bedroom opens to another large bathroom with bath and shower facilities. It is perfectly geared to an older person's needs.

### **OUTSIDE**

The gardens and grounds are delightfully landscaped with low stone walling, gravel pathways and driveway, sun terrace and lawns surrounded by established planting with attractive flower borders, a wide variety of mature trees and shrubs offering the space and privacy we all crave. The grounds include 3 level paddocks (with direct access from the lane outside the house) and also include some useful outbuildings. There used to be a grass tennis court, which could be restored if desired.

### **IN SUMMARY**

This super sized family house has a great deal of accommodation and with so much space on offer will most definitely suit a multi generation family. The room count and individual room sizes are impressive, including the generous annex. The location is wonderful, in the heart of beautiful countryside and with no noisy roads nearby and yet accessible to the motorway network at Chepstow a few miles away. The paddocks wrap around the house, and so for anyone with ponies or livestock would be particularly easy to manage. Certainly if you are looking for location this is most definitely a house that should be viewed as soon as possible

### **ACCOMMODATION**

#### **OVERHUNG PORCH**

Double stained hardwood doors open to

#### **INNER PORCH**

Ceramic tiled floor. Wall light. Half glass double wooden doors open to

#### **ENTRANCE HALL 24'10 x 12'4**

Central light. Inset spotlights. Exposed stone walls. Double half glazed doors to Sitting Room. Doors to Study, Kitchen/Breakfast Room, Utility and Annex. Spiral stairs to upper floor. Built in cupboard with coat hanging space.

**SITTING ROOM 16'0 x 15'6 (max into bay window)**

Dual aspect. Central lighting with matching wall lights. Two windows to side. French doors with windows to either side leading to the rear garden. Cornice coving. Fancy architrave around doors. Adam style fireplace with natural wooden surround and marble insert fitted with gas fire. Natural wood flooring. Door to

**DINING ROOM 26'1 x 9'9**

Windows to rear and to side. Central lighting with decorative ceiling rose. Some exposed stonework. Fancy cornice. Feature stone fireplace oak beam mantle, flagstone hearth fitted with large wood burner. Door to

**KITCHEN/BREAKFAST ROOM 18'9 X 12'2**

Inset spotlights. Window to front. French doors to side. Range of wall & floor units and matching plate rack. Built in double oven and space for dishwasher. Work top incorporating ceramic hob (with overhead stainless steel extractor fan) and 1.5 sink unit. Tiled splash backs. Ceramic tiled floor. Space for large refrigerator.

**UTILITY ROOM 11'11 x 7'0**

Inset double sink with mixer tap and cupboards below. Roll edged worktop. Tiled surround. Wall mounted cupboards. Space and plumbing for washing machine. Space for tumble dryer. Ceramic tiled floor. Ceiling coving.

**BOOTROOM 12'10 x 9'2**

Floor standing oil fired boiler. Space and plumbing for washing machine. Door to garden. Space for coat hanging and boot and shoe storage.

**STUDY 13'3 x 7'0**

Double glazed window to front elevation. Ceiling coving.

**CLOAKROOM**

Low level w.c. Pedestal wash hand basin. Double glazed window to front elevation. Ceramic tiled floor.

**FIRST FLOOR** approached via the staircase from the entrance hall to

**LANDING 19'2 x 10'8 max**

Windows to front aspect. Loft access. Some exposed stone walling. Wall lights. Extra large walk in airing cupboard with interior light and slatted wood shelving. Loft access to insulated and partially boarded loft space, circular window on east side.

### **MASTER BEDROOM 27'3 X 10'1**

Central lighting. Three double glazed windows to rear aspect. Plaster ceiling coving.

Archway through and steps up into

### **LUXURY EN SUITE BATHROOM 15'10 x 12'2**

Inset spotlighting. Two picture lights. Two wall lights. Window to side elevation. White suite comprising double 'Whirlpool' bath with marble tiled surround, mixer tap and shower attachment. Twin wash hand basins set into marble tops with vanity units below comprising cupboards and drawers. Mirrors and glass shelves over each basin. Low level w.c. Bidet. Curved shower cubicle with power shower. Arched window to rear garden. Ceramic tiled floor.

### **BEDROOM TWO 22'10 x 13'3**

Central lighting. Windows to front aspects. Ceiling coving. Plumbing to this point ready for installation of en-suite if required.

### **BEDROOM THREE 16'1 x 12'4**

Central lighting. Windows to front and side aspect. Ceiling coving.

### **BEDROOM FOUR 15'3 x 8'4**

Central lighting. Window to rear. High fanlight window to corridor. Ceiling coving.

### **BEDROOM FIVE 11'6 x 9'0**

Central Lighting. Window to front aspect. Ceiling coving.

### **BEDROOM SIX 20'8 x 11'3**

Central lighting with ceiling fan. Window to side and rear aspect. Door to en-suite

### **EN-SUITE**

Central lighting. Window to front aspect. Large tiled corner shower cubicle. Pedestal wash basin. Low level WC. Laminate flooring. Extensively tiled throughout. Xpelair.

### **FAMILY BATHROOM**

Central lighting. Window to rear aspect. Suite consisting of curved shower cubicle, pedestal wash hand basin and low level w.c. Ceiling coving.

### **ANNEX**

Comprising

### **SITTING ROOM 15'10 X 14'10 (min)**

Central lights with ceiling rose. Ceiling coving. Sliding French doors to Conservatory. Adam style fireplace with natural wood surround, marble effect insert and fitted with electric coal effect fire. Doors to kitchen and bedroom.

### **KITCHEN 14'5 x 11'3**

Fluorescent central lighting. Window to side aspect. Range of wall and floor cupboards (including some glazed display cabinets), pan drawers and built in double oven. Fitted work top with 1.5 sink unit, ceramic hob. Central heating boiler. Space for tall fridge/freezer. Ceramic floor. Door to Conservatory.

**MASTER BEDROOM 20'10 (min to wardrobes) x 9'**

Central lighting. Window to front aspect. Ceiling coving. Range of fitted wardrobes with plain mirror fronts. Door to ensuite bathroom.

**ENSUITE BATHROOM 10'4 x 10'4**

Central lighting. Window to front and side aspect. Xpelair. Panelled bath with shower attachment and shower curtain rail. Vanity unit with pillar tap and basin. Overhead mirror and shaving light. Low level w.c. Tiled double shower cubicle. Extensive tiling. Double store cupboard with shelving.

**CONSERVATORY 23'10 X 12'3**

Central lighting with fan. Wall lights. Windows to rear and side aspect. French doors to garden. Part glazed roof.

**OUTSIDE**

See initial description.

**TINTERN** is a particularly scenic village curving around the beautiful River Wye with a backdrop of wooded hillsides. This village is made even more spectacular by the historic riverside Abbey Ruins and the old Abbey buildings including the Abbey Mill. This Mill is now converted into a gift shop and tea rooms. There are a small number of Hotels offering both accommodation and restaurant facilities. There is a doctor's surgery and an antique shop as well as several local inns. Little fishing boats moored on the river banks make it a truly delightful place.

**TRELLECH** is now a nearby small village but it is believed was once the largest settlement in the whole of Wales. The village derives its name from three standing stones in a field just outside the village. There are archeological excavations taking place on the outskirts. The village has a community centre, pub, doctor's surgery and two churches.

**MONMOUTH** itself is a thriving town with excellent shopping facilities including three supermarkets in the centre (Waitrose, Sumerfield, M&S Food Hall) and now Lidl on the outskirts. There is a delightful period cinema and theatre which is undergoing a refurbishment programme. The excellent Leisure Centre has a swimming pool, gymnasium etc. There is a wide range of eating and drinking venues from interesting coffee shops to French cuisine.

**CHEPSTOW** is an historic, walled, border town on the site of an ancient port. Chepstow Castle below the town has a spectacular setting on the cliffs above the River Wye. The town has a thriving shopping centre with all amenities. On the outskirts of the town is the

Racecourse which has Conference Centre facilities. The design of the river bridge spanning the Wye has been credited to Rennie but was in fact designed by Rastrick of Bridgenorth. Both the rivers Wye and the Severn meet near Chepstow and two unique bridges span the wide expanse of water at the Severn estuary - a massive benefit for benefit for motorists using the **M48 and M4** who otherwise would need to drive to Gloucester to cross.

### **SCHOOLS**

For so many parents good schooling is a major concern and this area can offer it all.

The catchment area state primary school is in Trellech and transport is provided from the end of the short lane leading to 'The Firs'. There are further small village primary schools nearby in Llandogo and Redbrook. Further afield there are larger primary schools with good reputations in both Monmouth and Chepstow.

The catchment area state comprehensive school is in Monmouth and again transport is provided from the end of the short lane leading to 'The Firs'. This enjoys an excellent reputation with a wide 6th form syllabus. There are two state comprehensive schools in Chepstow. Wyedean School is the English side of the River Wye and Chepstow Comprehensive is the Welsh side of the river.

Monmouth can also offer two highly reputed independent schools, Haberdashers for Boys and Girls. These cover both prep and senior age ranges. School buses are available from most villages. In Chepstow there is St Johns on the Hill prep school which offers independent education.

### **MOTORWAY**

The M50/M5/M4 are all reasonably close giving good access to major cities i.e. Birmingham, Bristol, Newport, Cardiff, Bath, Cheltenham, Gloucester and Hereford all within approx 1.5 hours drive away.

**RAIL NETWORKS** Available at Chepstow, Lydney, Gloucester, Hereford or Newport.

### **DIRECTIONS**

From Monmouth in the direction of Mitchel Troy, take the first left hand turn signed Trellech. On reaching the village of Trellech take the second turning left out of the village sign posted Catbrook. After about 1½ miles turn right and immediately left at the staggered junction marked to Whitelye. Continue for approx half a mile turning left opposite the Organy Pool (the duck pond on your right) Take the first turning right opposite the sign High Beech Farm. The property will be found a short distance on the left hand side.

**FOR SAT NAV USERS POSTCODE IS NP16 6NP**



SITTING ROOM



SITTING ROOM



SITTING ROOM



KITCHEN



KITCHEN



KITCHEN



DINING ROOM



DINING ROOM



ANNEX SITTING ROOM



ANNEX SITTING ROOM



ANNEX BEDROOM



ANNEX BEDROOM



ANNEX KITCHEN



MASTER BEDROOM

CONSERVATORY



MASTER BEDROOM

CONSERVATORY



EN-SUITE



GARDEN



GARDEN



OUTSIDE



PADDOCK



PADDOCK



PADDOCK



PADDOCK

**NB IMPORTANT** ALL MEASUREMENTS QUOTED HAVE BEEN CARRIED OUT USING A LASER MEASURE AND CANNOT BE GUARANTEED 100% ACCURATE SO SHOULD BE CONSIDERED A GUIDE ONLY. NEITHER DO WE MEASURE LAND OR ACREAGE AND IN THIS REGARD QUOTE ONLY INFORMATION GIVEN TO US BY THE VENDORS SO ANY ACREAGE SHOULD BE VERIFIED FROM LAND REGISTRY OR SOLICITORS BEFORE PURCHASE. AS AGENTS WE DO NOT CHECK ANY MECHANICAL OR ELECTRICAL GOODS INCLUDED IN THE DETAILS AND CANNOT GUARANTEE THEM TO BE IN WORKING ORDER AT THE TIME OF PURCHASE.

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