



ELFSTONE

1 OLD POUND COTTAGE,
LLANGARRON, HR9 6PG

Guide Price: £325,000

This quaint and charming country retreat carries an authentic historic character; a solid-fuel Rayburn cooker in the kitchen, as well as a stove in the sitting room heat the two-bedroom cottage during the colder months of the year and there are a plethora of other olde worlde features, including beamed ceilings, wooden floors and thick stone walls. The home is set in a quiet, rural location and surrounded by enchanting woodland.

Chain free • Two bedrooms • Sitting room • Dining kitchen • Sitting room • Bathroom • Off-road parking •

Llangarron is a pretty village situated between the market towns of Monmouth and Ross-on-Wye, both of which offer a good range of shopping facilities, dining and leisure pursuits. While both give a range of reputable schools, Monmouth boasts private schooling options for boys and girls aged 3-18.

Llangarron itself has a welcoming village community; there are three venues - The Garron Centre, St Deinst Church and Llangarron Village Hall which give residents a place to gather and also host a variety of events, such as classical concerts, coffee mornings and yoga classes.





Elfstone has been assembled from red sandstone; for centuries, many well-known buildings in Herefordshire have been built from this richly-coloured rock and therefore it has become synonymous with the local area.

The main entrance into the cottage leads into the welcoming sitting room: a cosy, dual aspect space which boasts a tiled fireplace as its primary focal point and this houses a multi-fuel stove. There are also other traditional features, including a beamed ceiling and original windows.

Much like the sitting room, the kitchen showcases the historic character of the stone cottage. In addition to the timbered ceiling and original windows, there is a solid-fuel Rayburn stove which throws out an ambient warmth during the coldest months of the year. Beyond the kitchen, there is a hall which serves as a separate space for the washing machine, and this gives access to a spacious bathroom, which contains a three-piece suite.

A staircase in the sitting room winds up to the top floor of the property which contains two double bedrooms, both of which carry pitched ceilings and wooden floors – giving a naturally inviting and timeless effect. One of the bedrooms boasts built-in wardrobes and the other hosts the hot water tank inside a corner cupboard.

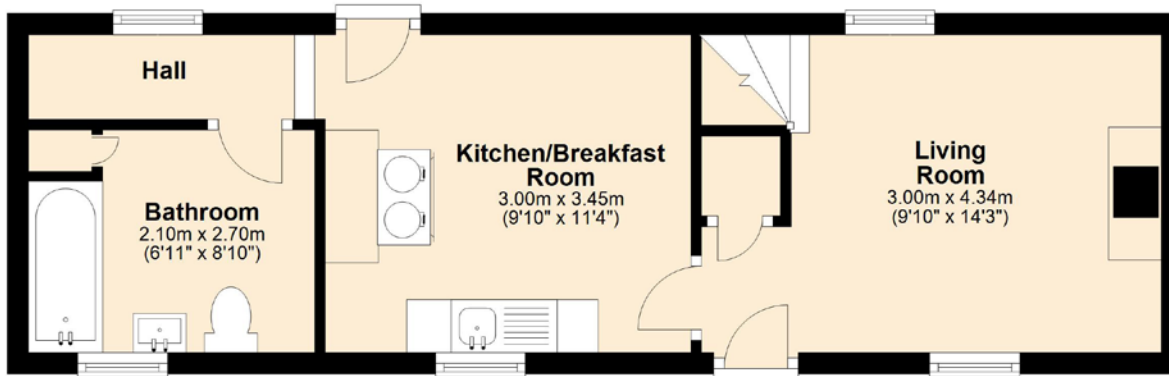
Seller's insight

"When working in London in the mid-eighties, I went in search of a quiet, rural place for the weekends. The countryside in and around Llangarron appealed greatly. As the cottage is over three hundred years old, we wanted to keep its historic character as much as possible and refrained from any intrusive alterations.

"For nearly forty years, we have enjoyed this distinctive property in its unique, peaceful setting. The garden, though very manageable in its present shape, is large enough to permit a sizeable extension should that be desired."

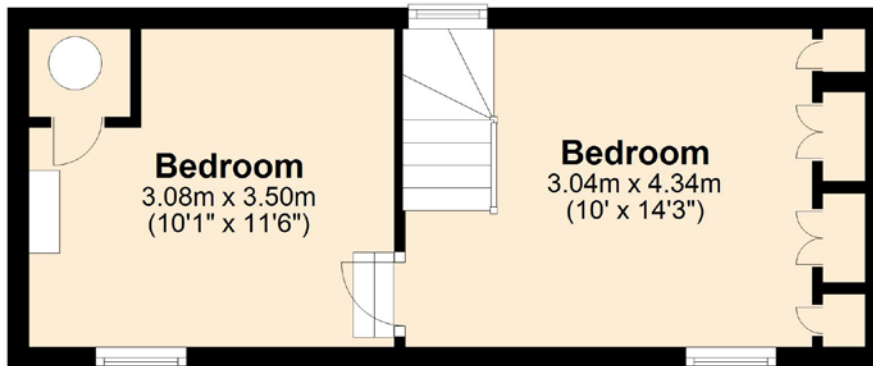
Ground Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



First Floor

Approx. 23.7 sq. metres (254.8 sq. feet)



Total area: approx. 55.7 sq. metres (600.0 sq. feet)



Services

Woodburning stove. Rayburn cooker. Mains electricity. Shared cesspool. Telephone line.

Local Authority

Herefordshire Council. Council tax band E.

Tenure

Freehold

Directions

From Ross, take the A40 dual carriageway towards Monmouth. Around 1.25 miles after Wilton roundabout, take the right-hand crossing over the dual carriageway, for Glewstone. Drive through Glewstone, stay on the road and continue straight over the crossroads over the A4137. Follow this road, enter Llangarron and go over a humpback bridge. Follow straight, signposted towards Llangrove. Branch right signposted towards St.Weonards and Broad Oak.

Follow up the hill, pass a pond on the right and continue down the hill. Elfstone will be on the left-hand side of the road, and the off-road parking space is found opposite.

What3Words:/// banter.sprinkler.throw

Monmouth: 6 miles • Ross-on-Wye: 8 miles
 Hereford: 21 miles • Gloucester: 24 miles
 Cheltenham: 40 miles • Bristol 54 miles
 (All distances are approximate)



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 HR9 7DY

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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.