



The Butts, Llangarron, Herefordshire HR9 6PA

 **Sunderlands**
Residential Rural Commercial



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Llangarron,
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HR9 6PA**

Summary of features

- Spacious detached country cottage
- Host of character and original features
- Suitable for modernisation and improvement
- Gardens and grounds extending to approximately 1.1 acres
- Established spacious adjoining workshop

Asking price £350,000

Description:

A spacious detached character cottage, formerly the site of the local Vehicle Repair Garage. The property offers good size accommodation which is capable of improvement within an established large footprint. Currently the property offers 3 ground floor Reception Rooms, Office, Kitchen, Utility Room and usually ancillary facilities together with 3 Bedrooms and Bathroom on the first floor. In addition, the spacious former Garage/Workshop is linked to the property and provides an excellent basis for extending the accommodation or adding ancillary accommodation, subject of course to Planning Permission.

In addition to the accommodation, the property also has the benefit of large gardens and grass paddock, as identified on the attached plan.

Situation:

The Butts is situated in the heart of the extremely popular village of Llangarron approximately 3 miles west of the M50/A40 links to the national motorway network. The Market Towns of Monmouth and Ross on Wye are some 6 and 7 miles distance respectively, also the Cathedral City of Hereford is approximately 14 miles north.

The Butts is ideally situated with excellent facilities provided in the Market Towns, including first class schooling, shopping and recreational amenities.

The Butts occupies a slightly elevated location with far reaching views to the south over open countryside.

Accommodation:

The accommodation has the benefit of double

glazing throughout and in detail comprises:-

Side Entrance Hall 4.36m x 1.83 (14'4" x 6')

Single drainer stainless steel sink and cupboard below, range of worktops, plumbing for washing machine.

Separate WC

With wash hand basin, walk in storage cupboard.

Kitchen 3.95m x 2.6m (13' x 8'6")

Fully fitted with a range of Oak fronted units comprising base units with drawers and cupboards, built-in dishwasher, storage baskets set below a range of worktops with inset 4 ring LPG gas hob, double oven, 1½ bowl sink, fitted wall cupboards. Steps lead down to –

Dining Room 3.94m x 2.24m (12'11" x 7'4")

With exposed ceiling timbers, through access to

Sitting Room 4m x 3.9m (13'1" x 12'10")

With wood burner set in a large stone fireplace, exposed ceiling timbers, access to front porch.

The accommodation continues through to –

Rear Hall

Which leads to a roadside porch.

Office 4m x 2.6m (13'1" x 12'10")

Living Room 4m x 3.78m (13'1" x 12'5")

With exposed stonework and open fireplace.

Stairway from Sitting Room to –

First Floor

Landing

Large Landing Room 4.5m x 2.44m (14'9" x 8')(Max.)

Bedroom 1 3.92m x 3.76m (12'10" x 12'4")

Bedroom 2 3.65m x 3.29m (12' x 10'10")

Bedroom 3 3.96m x 2.71m (13' x 8'11")

Bathroom

With panelled bath, wash hand basin, airing cupboard.



Separate WC

Adjoining Workshop

Being accessed from the side entrance hall and offering approximately 80 square metres of useable space, two sets of double doors to side yard or roadside and as mentioned previously offers an excellent opportunity to extend the accommodation or to provide independent ancillary accommodation, subject to Planning.

Outside:

As identified on the attached plan, the property has been subdivided to provide spacious gardens to the front continuing to a large paddock, which is yet to be fenced, however, in total it appears to extend to in the region of 1.1 acres in total.

Planning:

For the avoidance of doubt, we should point out the Planning Permission has been applied for on the area of ground immediately to the east of the property for a single detached dwelling, details of which are available on the Herefordshire Council Planning Website; 172668. Consent has yet to be granted, however, the response to date has been favorable and a decision will be made by the middle of September.

Services:

Mains water and electricity. Septic tank drainage.

Directions:

From Hereford proceed south along the A49 for approximately 10 miles, turning right onto the A4137 (signposted Monmouth). Continue for approximately 3 miles, taking the second turn on the right (signposted Llangarron) at the crossroads. Proceed into the village continuing over The Garron Brook and bearing left (signposted Llangrove) where the property will

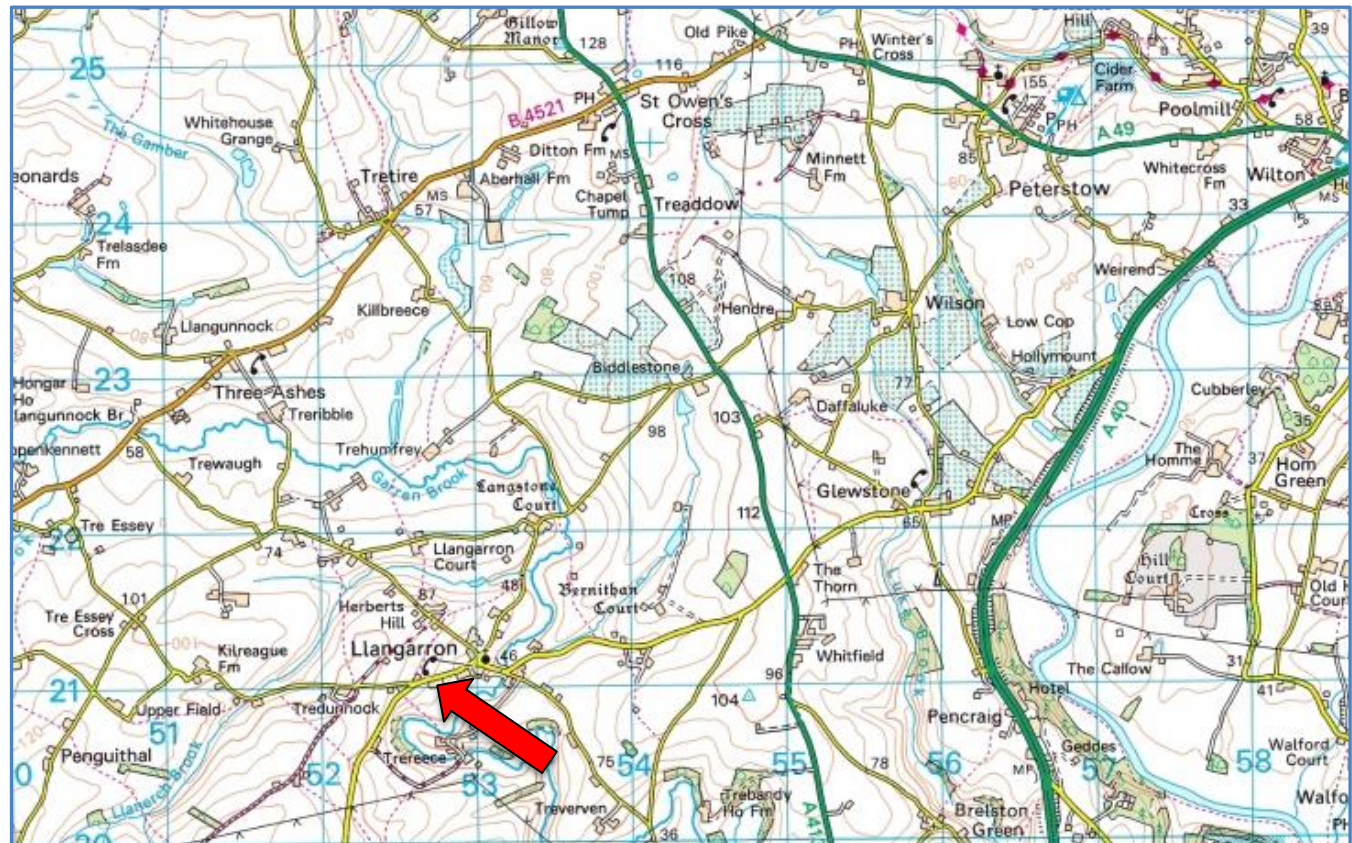
be found on the left hand side as denoted by the Agent's For Sale board.

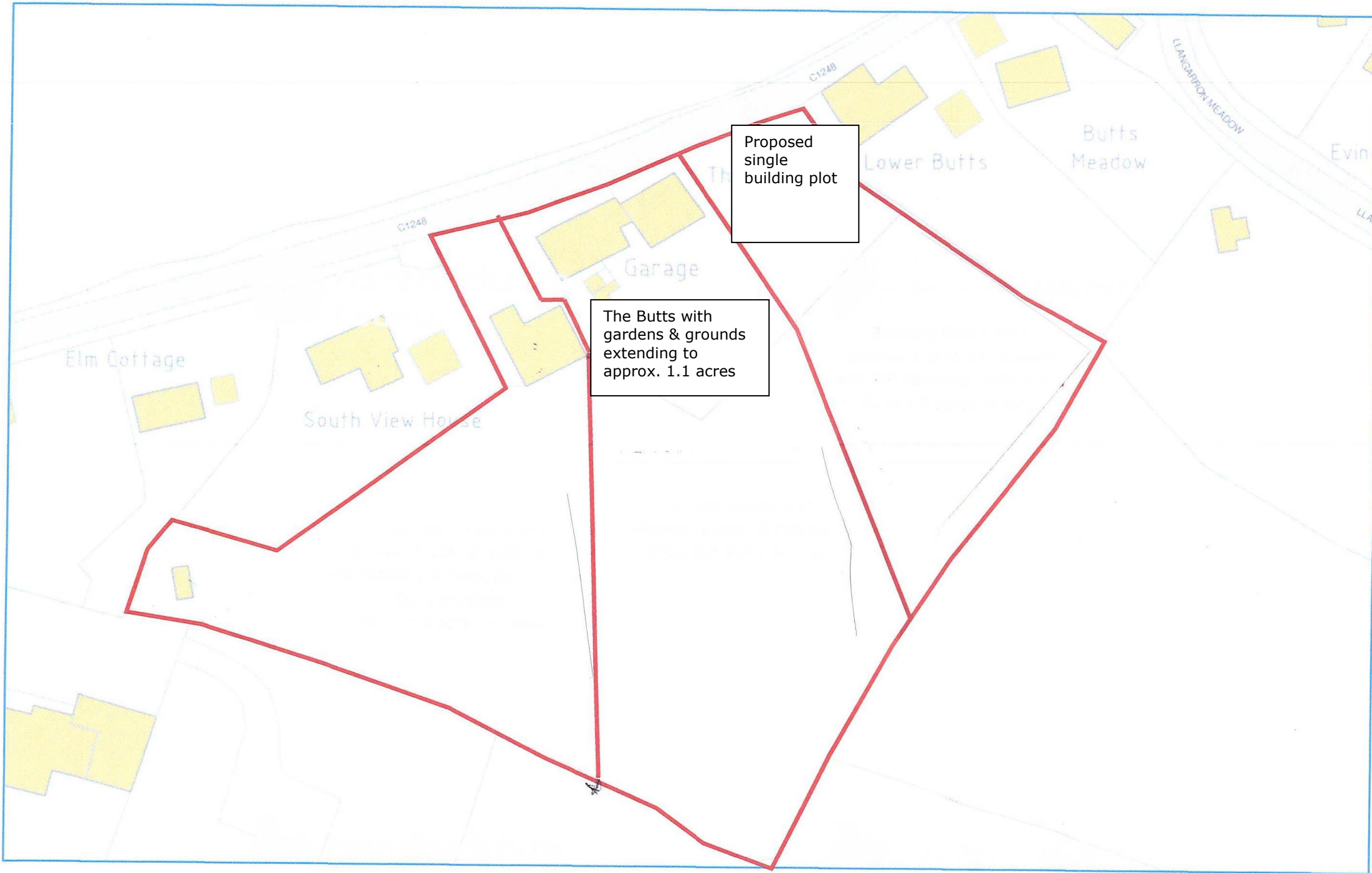
Council Tax:

Band E

Tenure

Freehold.





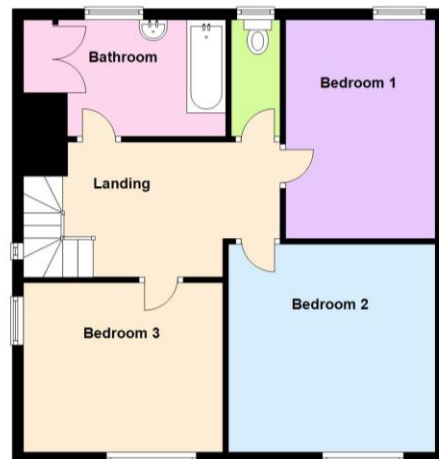
Proposed single building plot

The Butts with gardens & grounds extending to approx. 1.1 acres

Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.