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The Coach House
Rowlestone | Herefordshire | HR2 0DS

The Coach House

This beautifully restored five bedroom barn conversion is one of three similar conversions together with a farmhouse set amidst the rolling Herefordshire countryside. The barn has been sympathetically converted to a high specification retaining the original character and with purpose made solid oak joinery and period door furniture. The barn offers flexible accommodation with a ground floor bedroom and shower room with a wider door for wheelchair access if required plus a separate study/studio with it's own separate entrance door. The ground floor accommodation offers a modern kitchen/breakfast room, utility area, shower room, sitting room, bedroom. An oak spiral staircase leads to the first floor galleried landing giving access to the four bedrooms, two of which are en-suite plus a family bathroom. The separate studio/study is accessed from outside. An oil fired central heating system provides underfloor heating to the ground floor with conventional radiators fitted to the first floor. The barn is approached via a gravelled driveway leading to a turning area and parking for several cars and continues to the separate Studio/Study. The gardens and grounds are laid to lawn and paved seating areas bordered by stone walls and affording beautiful views. Please Note: photographs taken in 2011.

Ground Floor

Part glazed oak double doors to:

Utility/Boot Area

11'1" max/7'1" min x 10'1" [3.38m (max) 2.16m (min) x 3.07m
Base unit with granite worktop and inset stainless steel sink. Plumbing and space for washing machine. Storage area. Coat hooks. Ceiling spotlights. Limestone floor. Oak skirtings.

Downstairs Shower Room

Part tiled walls and sills, suite comprising low level W.C., pedestal wash hand basin, fully tiled double shower cubicle with chrome fittings, opaque glazed window to side, limestone floor, oak skirting.

Downstairs Bedroom Five

15'0 x 7'0 [4.57m x 2.13m]

Limestone floor, windows to rear.

Open Plan Kitchen/Breakfast Room

18'0 x 16'0 [5.49m x 4.88m]

With cream fronted base units with granite worktop over, space and plumbing for washing machine/dishwasher and fridge freezer, 'Diplomat' electric double oven range cooker with 5 ring gas hob and stainless steel extractor hood over, 1 1/2 bowl stainless steel sink unit with granite drainer and splashback, ceiling spotlights, limestone floor, oak skirting, windows and double doors to rear patio area with views. Cupboard housing electric meter. Bespoke oak spiral staircase to first floor. Double doors to:

Sitting Room 25'0 x 16'0 [7.62m x 4.88m]

With woodburning stove, oak floorboards and skirting, wall lights, double part glazed doors to rear patio area.

First Floor

Landing, fully carpeted with exposed timbers and large picture window to front overlooking garden, radiator, access to roof space.

Master Bedroom 16'0 x 16'0 [4.88m x 4.88m]

Two windows to rear and obscure window to front, exposed timbers, radiator, neutral carpet, door to:

En-Suite to Master Bedroom

Fully tiled step-in shower cubicle, low level W.C. Pedestal wash hand basin with shaver point/light above, chrome towel rail/ radiator, neutral carpet.

Bedroom Two 15'0 x 16'0 [4.57m x 4.88m]

Window to rear and two windows to side with views, two radiators, neutral carpet, wall lights, exposed timbers. Door to:

En-Suite to Bedroom Two

Bath with oak panel, glass side screen and mixer tap/shower head over, chrome fittings, low level W.C. Pedestal wash hand basin with shaver point/light over, tiled walls, neutral carpet, chrome towel rail/radiator, part tiled walls.



Bedroom Three 16'0 x 8'0 [4.88m x 2.44m]

Deep window with glass side panels to rear with views, wooden sill, neutral carpet, exposed timbers, wall lights, radiator.

Bedroom Four 9'0 x 9'0 [2.74m x 2.74m]

Window to rear, neutral carpet, radiator, exposed timbers.

Family Bathroom

Opaque glazed window to front. Suite comprising bath with oak panel, low level W.C., pedestal wash hand basin with shaver point/light above and fully tiled step-in shower cubicle. Part tiled walls. Carpet. Chrome towel rail/radiator.

Studio/Study 17'0 x 16'0 [5.18m x 4.88m]

This room is accessed from a separate door outside. Sliding glass patio doors to the paved seating area/courtyard garden, with vaulted ceiling with exposed beams, limestone floor and oak skirting, telephone and television points, door to cupboard housing

Outside

The property is approached via a gravelled driveway leading to gravelled area providing ample parking for several vehicles. To the front there is a paved seating area with steps that lead up to the lawn. Garden shed and oil tank. The garden and driveway are bordered by a low stone wall and post and rail fencing. To the rear of the property there is a paved patio area bordered by a low stone wall which leads to the Studio/Study.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Location

Rowlestone is a village with an historic church situated on the Herefordshire/Monmouthshire border. The village is approximately 1.5 miles from the A465 Hereford Road which provides links to the major road networks via the A40 and A449 leading to the M4/M5 and M50 Motorways. Railway stations are located in Abergavenny (13 miles) and Hereford (13 miles). The historic town of Monmouth is some 17 miles and the market town of Ross on Wye 20 miles. The cities of Cardiff and Bristol are 45 miles and 60 miles respectively.

Directions

From the Hardwick Roundabout on the outskirts of Abergavenny take the A465 to Hereford. Continue along this road for approximately 11.5 miles until reaching the left turn for Rowlestone (this is the last turning before Ewyas Harold), take this left turn for Rowlestone. Upon entering the village, pass the Church on the right hand side and bear left around a sharp bend. Upon reaching the bottom of the hill, take the left hand fork in the road. The barn can be found at the top of the hill on the left hand side (3rd entrance).

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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