



No. 1 Penyworlod Barn, Rowlestone, Hereford, HR2 0DS

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EXCLUSIVE







# **No 1 Penyworlod Barn, Rowlestone, Hereford, HR2 0DS**

**In a wonderful location with magnificent views a superbly appointed and immaculately presented family residence**

- **Versatile and flexible split-level accommodation**
- **Additional annexe with garden room and garaging**
- **Jacuzzi pool, garden sauna**
- **Detached garage and car parking**
- **Internal accommodation includes: four bedrooms, luxuriously appointed kitchen/dining area, baronial style living room, mezzanine style study, numerous en-suite facilities, magnificent large en-suite to the master bedroom suite**
- **Landscaped gardens**
- **Solid ledge and brace doors**
- **Underfloor central heating**

**Guide Price £700,000**





### **DIRECTIONS**

From Hereford proceed towards Abergavenny on the main A465. Upon reaching Pontrilas ignore the first turn into Ewyas Harold, thereafter taking the next turn diagonally right signposted Rowlestone (by the timber yard and cafe.) Continue for 1.5 miles into Rowlestone itself at which point by the church, the road bears round to the right and then immediately sharp left. At this point continue for a third of a mile taking the next left hand fork signposted Walterstone Common. Thereafter continue for approximately 0.25 mile. Where the wrought iron gated access to the property can be found on the left hand side.

### **SITUATION & DESCRIPTION**

The property is situated in a wonderful location, the nearby local villages of Pontrilas and Ewyas Harold providing an extensive range of local amenities including doctors, school, shop, butchers, village hall, public house and restaurant and regular bus service. The property is also very conveniently situated to numerous local and larger centres including Abergavenny 10 miles, Hereford 15 miles and Monmouth 17 miles with dual carriageway access at Abergavenny and Monmouth to the motorway network plus railway stations at Abergavenny and Hereford directly onto the Manchester and Cardiff route.

The property enjoys a wonderful elevated position within a cluster of barn conversions, one of which is attached to the rear. No 1 Penyworlod Barns has been converted to the very highest standards and incorporates truly luxurious appointment throughout and includes underfloor heating to ground



floor, double glazing, numerous original features including timbers, lintels, stone wall, flagstone floors, numerous boarded doors with Suffolk latches, moulded architraves and further combination flooring of oak and flagstone. We further understand superfast broadband is now available to the area. In detail this superb property comprises:

**Timber entrance PORCH.** Flagstone floor, stable door to

**KITCHEN/BREAKFAST ROOM** with high quality scratch proof oak style "Vusta" flooring, bespoke country style kitchen, hardwood work surface spaces, cupboards and drawers, deep china sink, feature stone elevation, integral dishwasher, space for large fridge, eye-level wall cupboards, contemporary style LED lighting, twin ovens with microwave, coffee machine, central island breakfast bar with extensive hardwood surfaces, halogen hob and steel extractor, cupboards and drawers, further breakfast area with wood burning stove.

**UTILITY ROOM** with sink and work surface space, plumbing for automatic washing machine, cupboard.

**SEPARATE W.C.** and wash hand basin with extractor

Feature **circular stone steps** to





**RECEPTION HALL** with large panelled doors to gardens, dual aspect, door to rear, open plan to

**SITTING ROOM/FAMILY ROOM** further French Doors, Scandinavian styled raised wood burning stove.

Spectacular baronial style **Sitting Room and Dining area** with oak flooring, garden views, plinth incorporating mantel piece and large wood burning stove with hearth, vaulted ceiling, "paddle" stairway to

**MEZZANINE OFFICE** with oak flooring and vaulted ceiling.

Reception Landing with Scandinavian raised woodburning stove.

**INNER HALLWAY**

**DOWNSTAIRS BEDROOM** with laminate flooring, understairs store cupboard.

**DELIGHTFUL LOUNGE/FAMILY ROOM** with full length double glazed windows, oak laminate flooring, French doors, sealed fireplace and mantel, exposed timbers and downlighting



**DOWNSTAIRS BATHROOM** with high efficiency radiator and chrome heated towel rail, corner shower cubicle WC, Victorian style wash hand basin, claws foot bath, wall tiling, air extractor, downlighting.

**ON THE FIRST FLOOR** Stone stairway to

**LANDING** with oak flooring, built in airing cupboard and hot water cylinder.

**MASTER BEDROOM** suite with oak laminate flooring, pitched ceiling, exposed timbers walk in wardrobe door to large **En-suite Bathroom** with clawsfoot bath, twin sink units, storage, W.C. steps to luxurious **wet room** with twin wide bore shower, sliding doors.

**BEDROOM** with pitched ceiling, feature part stone elevations, jenny balcony with double doors and wrought iron railing providing delightful views.

**BEDROOM** with pitched ceiling, exposed timbers, oak flooring, handcrafted built-in double wardrobes, dressing table, high efficiency radiator, stable door to external stairway.

**OUTSIDE**

To the front of the property is a black double gated wrought iron entrance way to the side, dog compound and timber enclosed store. Large gravelled car parking and turning area with enclosed retaining wall and wrought iron





railings, **three bay open fronted garage** with enclosed store adjoining. Landscaped, beautifully presented gardens with central meandering pathway with circular trellising and lavender borders.

Separate stone built **Annex** providing superb summer **garden room** with **kitchen area**, country style work surface spaces, cupboards and drawers, slate flooring, electric radiator,

Separate **shower room** with shower cubicle, Victorian styled wash hand basin and cupboard with W.C.

**RECREATION ROOM** a flexible room which could provide additional accommodation subject to the necessary planning consents e.g, garaging with double door access, slated floor, electric radiator, access to loft storage. At the front of the property is a covered Jacuzzi pool with paved terrace and outside lighting.

Immediately at the front of the barn is a delightful landscaped **seating area**, with crushed slate, further decking, incorporating a **summer house**, accordingly these beautiful gardens compliment this already extremely attractive property.

**Rear Garden** with circular patio, stone garden shed.



#### **SERVICES**

Mains water, mains electricity, private drainage, oil fired central heating. Estimated broadband speed 2MB.

#### **LOCAL AUTHORITY**

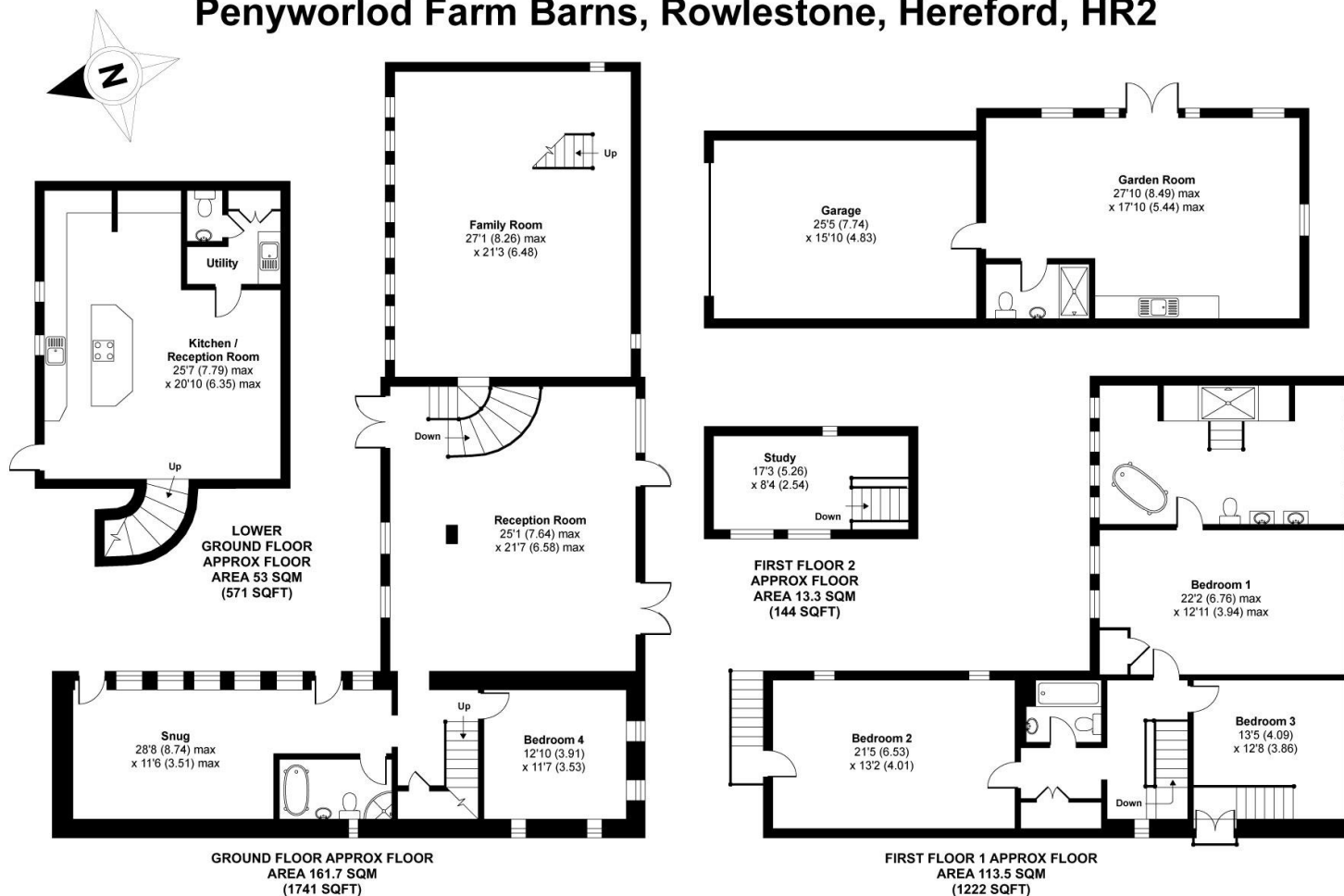
Herefordshire Council 01432 260000

#### **COUNCIL TAX BAND - G**

#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

# Penyworld Farm Barns, Rowlestone, Hereford, HR2



**APPROX. GROSS INTERNAL FLOOR AREA 4557 SQ FT 423.3 SQ METRES (INCLUDES GARAGE/GARDEN ROOM)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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