

# No 1 Penyworlod Barn

Rowlestone, Hereford



ROSCOE · ROGERS · KNIGHT  
*Town and country properties*







# No 1 Penyworlod Barn

Rowlestone, Hereford

Set high in rolling rural Herefordshire countryside, this elegant barn conversion has been converted to the highest of standards with luxurious fixtures and fittings throughout. The layout provides spacious and characterful rooms that make excellent use of the original footprint. It benefits from a very spacious detached annex and leisure suite room, a tall three bay carport and beautifully manicured gardens with sun terraces, luxury Swim Spa set under a timber framed gazebo, wooden circular sauna as well as summerhouse all enjoying far reaching views across open countryside. The village of Ewyas Harold is two miles away with school, pub and an active community. Abergavenny 10 miles, Hereford 15 miles and Monmouth 17 miles.

The property is constructed in stone with double glazed hardwood windows and doors throughout all under pitched slate roofs. Features include, exposed timber lintels, stone walls, flagstones, beams and roof trusses. Internal doors are mainly vertically boarded with Suffolk latches, skirting boards and architraves are moulded, flooring is a combination of oak boarded and flagstone. An oil fired boiler provides under-floor heating throughout the ground floor and reception rooms and thermostatically controlled radiators to upper floors.

**Entrance to the property from the front paved terrace and path to:**

## **FRONT PORCH:**

Timber framed with a pitched tiled roof. Through part glazed stable door into:

## **L SHAPED OPEN PLAN KITCHEN/DINING AREA: 7.21m x 6.35m reducing to 3.72m (23'8" x 20'10" reducing to 12'2")**

Two windows to front overlooking gardens. Extensive range of painted panelled cupboards along two walls and drawers set under L Shaped oak worksurfaces with integral dishwasher and tiled splashback. Space for tall fridge freezer. Matching dresser unit and range of wall and display cupboards with plate rack.

Tall unit with integral AEG coffee machine, microwave and double oven. Matching central island unit with inset four ring electric hob, stainless steel extractor over and matching cupboards and drawers under. Door into:

## **UTILITY:**

Oak worksurfaces with inset Butler sink and cupboards and drawer under. Space and plumbing for white goods. CUPBOARD housing consumer units and door into:

## **CLOAKROOM:**

Low level WC and wall mounted basin. Ceramic tiling up to dado height.

**From KITCHEN/DINING AREA up flagstone stairs with curved walls and wrought iron balustrading up to:**

### **RECEPTION HALL:**

**6.88m x 3.63m (22'7" x 11'11")**

Barn openings with inset glazing and feature glazed doors out to front garden and to rear with inset glazing and single door out to rear lawned garden. Feature Stovax contemporary wood-burning stove set on slate hearth. Shelved recesses. Up flagstone stairs with matching cast iron



balustrading to:

### **LIVING ROOM:**

**8.27m x 6.71m (27'2" x 22'0")**

Window at low level to rear and barn opening with windows and inset glazed panels overlooking front garden and far reaching views. Exposed cut stone chimney breast with timber lintel and inset cast iron woodburner set on flagstone edged hearth. High vaulted ceiling with exposed trusses

and purlins. Up staircase with shaped treads, square newels and balustrading to:

### **OFFICE/STUDY:**

**4.02m x 2.59m average (13'2" x 8'6" average)**

Two arrow slit windows to side. Two feature inset triangular glazed panels to truss overlooking Living Room.

**From Reception Hall through opening into:**

### **INNER HALL:**

Flagstone stairs with  $\frac{1}{2}$  and  $\frac{3}{4}$  landings and cast iron balustrading up to Split Level Second Floor Hall. Doors into the following:





### **BEDROOM THREE:**

**5.02m x 3.75 reducing to 1.26m (16'6" x 12'4" reducing to 4'2")**

Flagstone step and part glazed panelled doors out to rear garden. Door into:

### **EN-SUITE:**

Low level WC, vanity unit with inset basin, fully tiled oval shower with glazed pivot door, mixer valve and handheld showerhead on adjustable rail. Heated towel rail.



### **BEDROOM FIVE:**

**3.93m x 3.54m (12'11" x 11'7")**

Arrow slit windows to side. Window and arrow slit window to rear. Wall mounted electric fire effect.

### **FAMILY BATHROOM:**

Window at high level to side. Fully tiled white suite comprising low level WC, basin and pedestal, standalone bath with mixer tap and handheld showerhead, shower with sliding glazed doors and mixer valve. Heated

towel rail.

### **L SHAPED SITTING ROOM:**

**5.32m x 3.54m reducing to 1.49m (17'5" x 11'7" reducing to 4'11")**

Feature inset glazed panels to one wall and two single glazed doors out to sun terraces. Fireplace with brick surround and inset cast iron electric fire



set on flagstone hearth with timber mantle and lintel over.

**From Inner Hall upstairs to:**

### **SPLIT LEVEL FIRST FLOOR LANDING:**

Arrow slit window to rear garden. Doors into Cupboard housing hot water tank and oil fired boiler providing domestic hot water and central heating to thermostatically controlled radiators throughout. Doors into the following:



### **BEDROOM TWO:**

**6.53m x 4.03m (21'5" x 13'3")**

Three windows with far reaching views across the garden. Part glazed stable door and external stone steps out to garden. Recessed fitted dresser table with drawer and flanked by bespoke cupboards with hanging rails and shelving.

### **EN-SUITE:**

Window overlooking garden. Suite comprising low level WC, vanity unit with inset basin and mixer tap, panelled bath with mixer tap and handheld showerhead. Fully tiled.

### **BEDROOM FOUR:**

**4.23m x 3.85m (13'11" x 12'8")**

Staircase with cast iron balustrading and oak treads up to wide landing with part glazed doors out to Juliette balcony with views across open countryside. Vaulted ceiling.

### **MASTER BEDROOM SUITE:**

**6.76m x 3.94m (22'2" x 12'11")**

Windows and glazed panels overlooking garden. Wall mounted electric fire effect. Feature vaulted ceiling with exposed trusses. Through door into:

### **EN-SUITE:**

**6.98m x 3.79m (22'11" x 12'5")**

Windows and glazing at low level to front and rear with garden and countryside views. Suite comprising low level WC, bespoke double oak vanity unit with tiled tops and inset basins, standalone bath with mixer tap and handheld shower head. Steps with feature lights to treads with balustrading leading up to fully tiled double shower set on raised plinth with sliding glazed doors, two deluge rain showerheads and mixer valves. Heated towel rail and extractor fan.



## OUTSIDE:

The majority of the impressive, level, landscaped gardens are set to the front with shaped lawn, slate chippings, planted beds, mature shrubs and extensive external lighting. The splayed entrance has high stone walls with inset wrought iron automated gates leading to an extensive gravelled parking and turning area and;

## THREE BAY OPEN CAR-PORT:

**8.98m x 5.25m (29'6" x 17'3")**

Tall timber framed and open fronted with concrete floor, power and light and incorporating WORKSHOP: (5.47m x 2.93m) and SHED: (3.62m x 3.17m) with two windows. From here a paved path leads through four feature circular wooden hoops to the front entrance and the following;

## ANNEX/LEISURE COMPLEX:

Single storey and stone built with hardwood double glazed windows and doors (8.49m x 5.74m) with window to front and side, range of panelled cupboards and drawers set under a pine work-surface with tiled splashback, wine rack, ingrained drainer and inset Belfast sink. Slate floor throughout. Doors into the following:

## SHOWER-ROOM:

With low level WC, vanity unit with inset basin, shower with glazed sliding doors, electric shower and head on adjustable rail.

## GAMES ROOM:

**7.68m x 4.84m (25'2" x 15'11")**

With a pair of ledged and braced external doors, loft access and consumer units at high level.

## TERRACE:

Timber decking and featuring Cedar Barrel FOUR PERSON SAUNA and SUMMER HOUSE: (2.96m x 1.82m) timber framed with power and light. On the lawned terrace there is inset slate paving and a timber framed gazebo with top of the range multi-purpose SWIM SPA ideal for swimming or relaxing.

**Price £850,000**

To the rear of the property there is an enclosed lawned garden with WOODSTORE: (1.91m x 1.34m) which can be filled from the lane together with the oil tank.

## SERVICES:

Mains water, mains electricity, private drainage. Oil fired central heating. Council tax band G. EPC rating D.

## DIRECTIONS:

From Monmouth take the B4233 and turn right at the fork at Rockfield signposted Newcastle, pass through Newcastle and take a left turn on the sharp right hand bend signposted Cross Ash. At the crossroads turn left and turn right at the junction in Cross Ash up past the primary school. Stay on this road for 3 miles and turn right and the T junction down into Llangua then join the A465 Hereford/Abergavenny road turning right into Pontrilas. Turn left next to the saw mills signposted Rowlestone and up the hill for 2 miles and take the left fork signposted Waterstone Common just past a cottage on your right. After 0.4 of a mile the property is on your left.

### Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

R461 Printed by Ravensworth Digital 0870 112 5306

## TOWN & COUNTRY PROPERTIES

**3 Agincourt Square, Monmouth NP25 3BT**

**Telephone: 01600 772929**

**[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)**

**Francline Properties Ltd t/a Roscoe, Rogers & Knight**  
**Company Reg. No 3124596**





