



CHURCH ROW

Llowes, HR3 5JB



**Church Row
Llowes
Hereford
HR3 5JB**



Set in stunning gardens, a very versatile and stylish detached house, offering adaptable living space, with a sunny south facing aspect, all beautifully situated adjacent to the village church.

Offers over £650,000

Situation and Description

The small village of Llowes is centred around a pretty church and comprises a cluster of individual properties in the heart of the Wye Valley. The nearby A438 Hereford to Brecon road, offers easy access to both Clyro and Glasbury, where there are village shops, garages and Inns, with more extensive facilities at the ever popular and bustling market town of Hay on Wye (3.3 miles), with its world-famous annual literary festival and a host of other events throughout the year.

Church Row occupies a lovely position within the village and sits behind the village church, with far reaching southerly views over its own gardens towards the Wye Valley and Black Mountains in the distance. The house offers a mixture of styles and provides very adaptable and versatile living space, which is well presented throughout with enough space for a family to relax and work. The gardens are an exceptional feature of this lovely house and would particularly suit keen gardeners and lovers of outdoor space. Within the gardens lies a very comfortable and spacious summerhouse which offers a quiet retreat and a large and useful workshop provides additional workspace and has solar panels fitted to the roof.

Approached from a small lane and then by its own private parking space, a door leads into a reception hall and adjoining boot room, as well as a very useful ground floor shower room. A central dining room offers plenty of character and leads to a comfortable sitting room which has a stone fireplace at one end with fitted wood burner and bread oven to one side. A conservatory then makes the most of the southerly aspect and offers a quiet space to sit and relax and direct access to the gardens.

Full of light and space, the kitchen/ breakfast room is

undoubtedly the main hub of this lovely house and has a range of fitted units at one end that incorporate a number of appliances. The breakfast area includes a fireplace with fitted wood burner and there is a door that leads to the gardens. The kitchen is then supported by a large utility room and WC.

From the reception hall an oak staircase leads up to the first floor, where an impressive master bedroom has two sets of double wardrobes and an en-suite bathroom. There are then three smaller bedrooms as well as a study or dressing room and another useful bathroom.

Accessed either from a connecting door to the master bedroom suite, or from an external staircase, a very stylish studio room offers another large double bedroom or a fantastic space to work. With a vaulted ceiling and wooden flooring, it also features a large walk-in bay and balcony overlooking the gardens and church.

Outside

The gardens and grounds at Church Row are a delight to explore and a particular feature of the property. With a southerly aspect they are well stocked with an array of specimen plants and shrubs, with pathways, a sun terrace, lawned areas and a vegetable section with raised beds.

Set away from the house and in an elevated position, a large, detached chalet offers another private space to relax and has its own power supply and a composting toilet.

Plenty of storage is then provided by a large and very useful workshop which also has power and lighting, and a number of solar panels fitted to the roof.



Entrance hall / Living Room / Dining Room and Breakfast Room







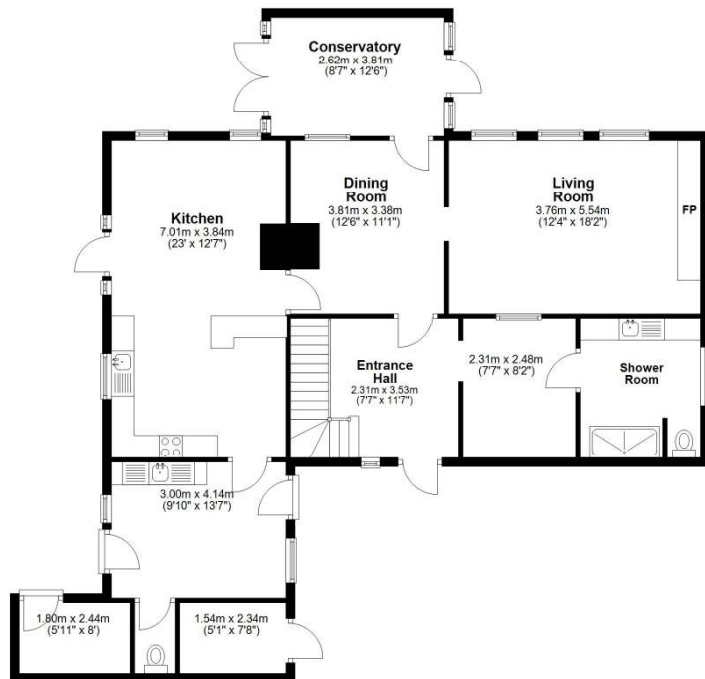


Master bedroom with en-suite bathroom and two further bedrooms

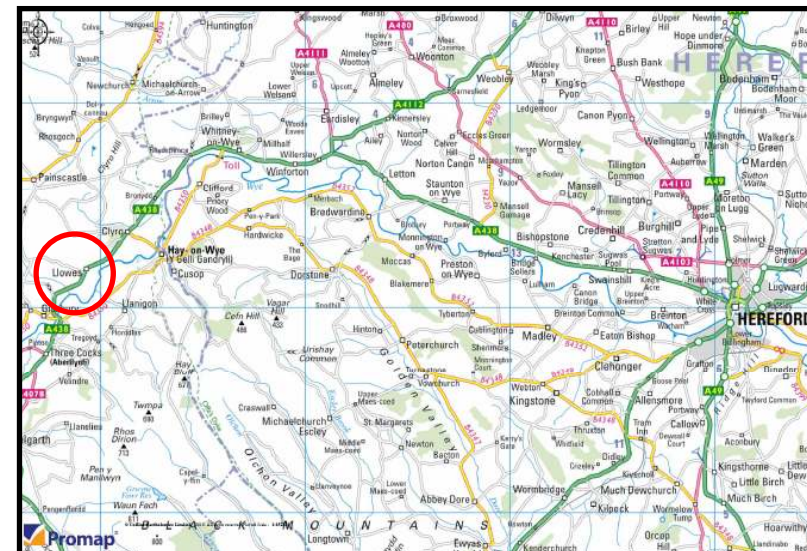
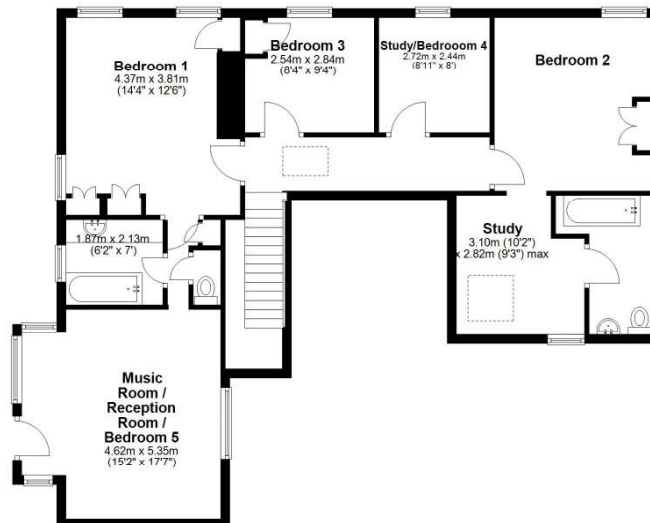




Ground Floor



First Floor



Directions

What Three Words///Launcher.Shepherds.Space

From Hereford follow the A438 to Brecon passing through Letton, Willersley, Winforton and Clyro. Continue on the A438 towards Glasbury and on entering Llowes turn right towards the church. After a short distance turn right again and Church Row will be found on the right-hand side.

Total area: approx. 214.1 sq. metres (2304.6 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Services and Considerations

Mains water, electricity and drainage are connected. Oil fired heating supported by Solar hot water and Solar PV

Tenure Freehold

Council Tax band F / EPC Rating E 44/89

Broadband, Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

rightmove



