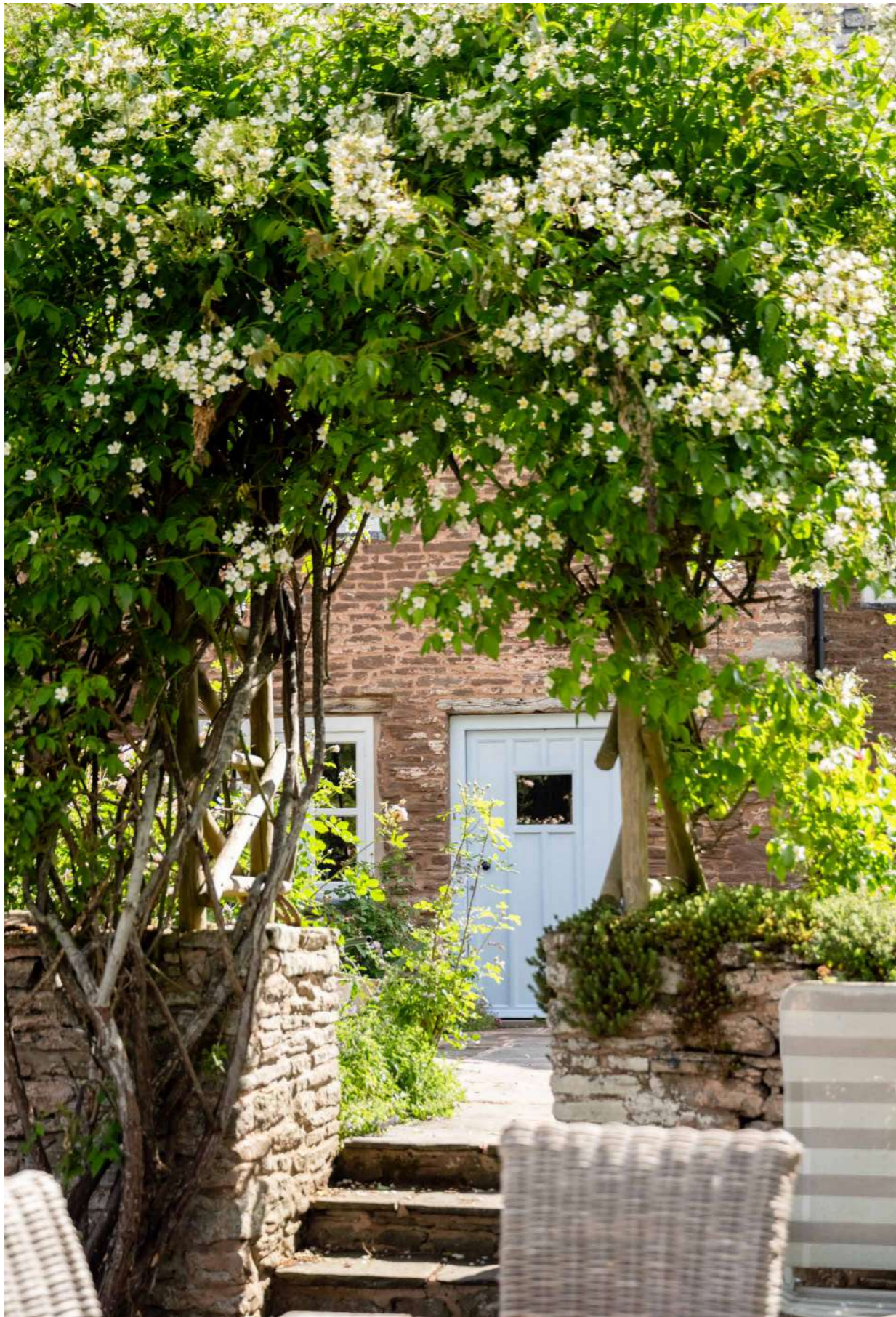


TRECECE HOUSE.
ROSS-ON-WYE, HEREFORDSHIRE.







PREFACE.

Trerece House

Drawing room | Dining room | Reception Hall | Family room | Informal Dining/Breakfast Room | Kitchen | Boot Room | Utility Room | Pantry | Downstairs Loo | Cellar | Library | Principal Bedroom Suite | Five Further Bedrooms | Two Further Bathrooms

Additional Accommodation

Comfortable self-contained annexe

Outbuildings

Five-bay Garage Block with Log Store | Store | Greenhouse | Potting Shed/Workshop | Old Stable | Summer House | Further Outbuildings

Gardens and Grounds

Landscaped gardens and pony paddocks

For Sale - Freehold

In all about 2.4 hectares (6 acres)

Approximate total Gross Internal Floor Area
8,643 sq ft (803 sq m)

WHY WE LOVE TREREECE HOUSE.

Set in a heavenly peaceful spot, this fantastic historic property is offered in immaculate order and encapsulates the charm and enchanting nature of a Herefordshire farmhouse

Treeree House is an extremely attractive Grade II listed stone farmhouse set in the heart of the Herefordshire countryside. The house, which has been beautifully and lovingly restored over the years, is configured over three floors and features a traditional 'L shaped' layout. The house dates from the 15th century, with 16th and 17th century aggrandisements and additions, offering around 6,500 sq. ft of versatile accommodation in the main house. Inside there are many characterful features that one would expect of a house of such historic merit, including

exposed beams, fantastic timber doors, period fireplaces, flagstones, and timber floors. The dual aspect green-painted drawing room with stone chimneypiece and pretty garden views is ideal for entertaining, as is the atmospheric formal dining room with log burner and beautiful Tudor-style wall paintings. The reception hall offers an additional sitting room. There is a separate family room, with its beamed ceiling, large leaded window and impressive inglenook fireplace with log burner and original bread ovens, which leads from the kitchen/dining area.



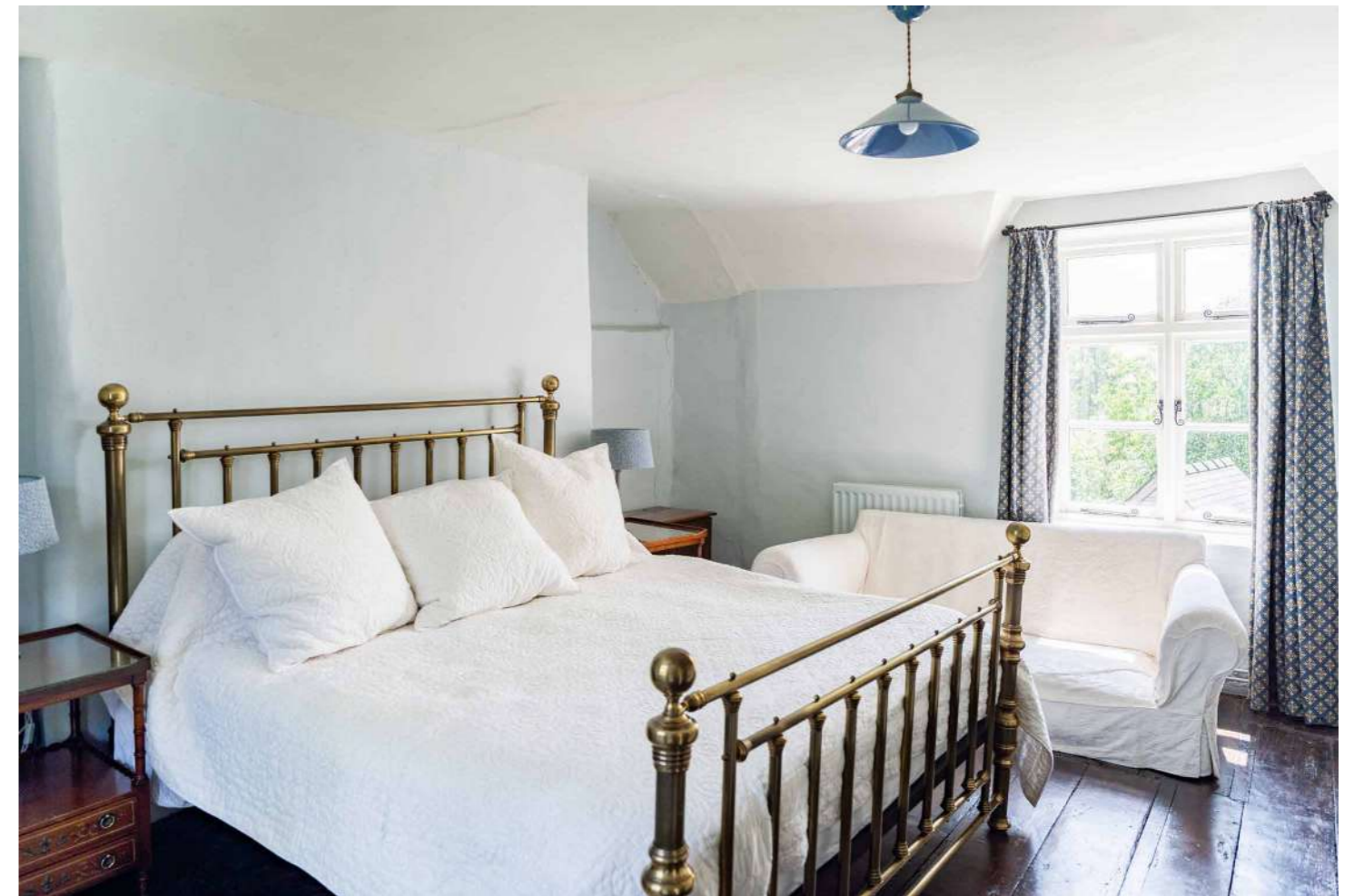




Inevitably with a house of this nature, the kitchen remains the heart of the home. It is located in the former Tudor granary barn, which has been sympathetically converted to create the most wonderful open plan kitchen with bespoke handmade cabinetry, sociable island, AGA, a large adjoining informal dining area and a pantry. The kitchen also gives access to a well-placed back entrance hall/boot room which is perfect for coats and muddy paws. White goods and laundry are hidden away in a separate utility room with butler sink, painted panelling, storage cupboards, overhead laundry rack, and separate downstairs loo.



Upstairs are six good-sized bedrooms. The bright and airy dual aspect principal bedroom suite is situated in the old granary and cider barn. The principal bedroom enjoying a fantastic high vaulted ceiling with ancient beams and a smart modern ensuite bathroom. The house has five further bedrooms and two further bathrooms, all great sizes and beautifully appointed. The library, which was formerly part of the granary barn, features soaring ceilings, extensive bespoke oak bookcases, and pretty wallpaper.







Garage and Annexe.

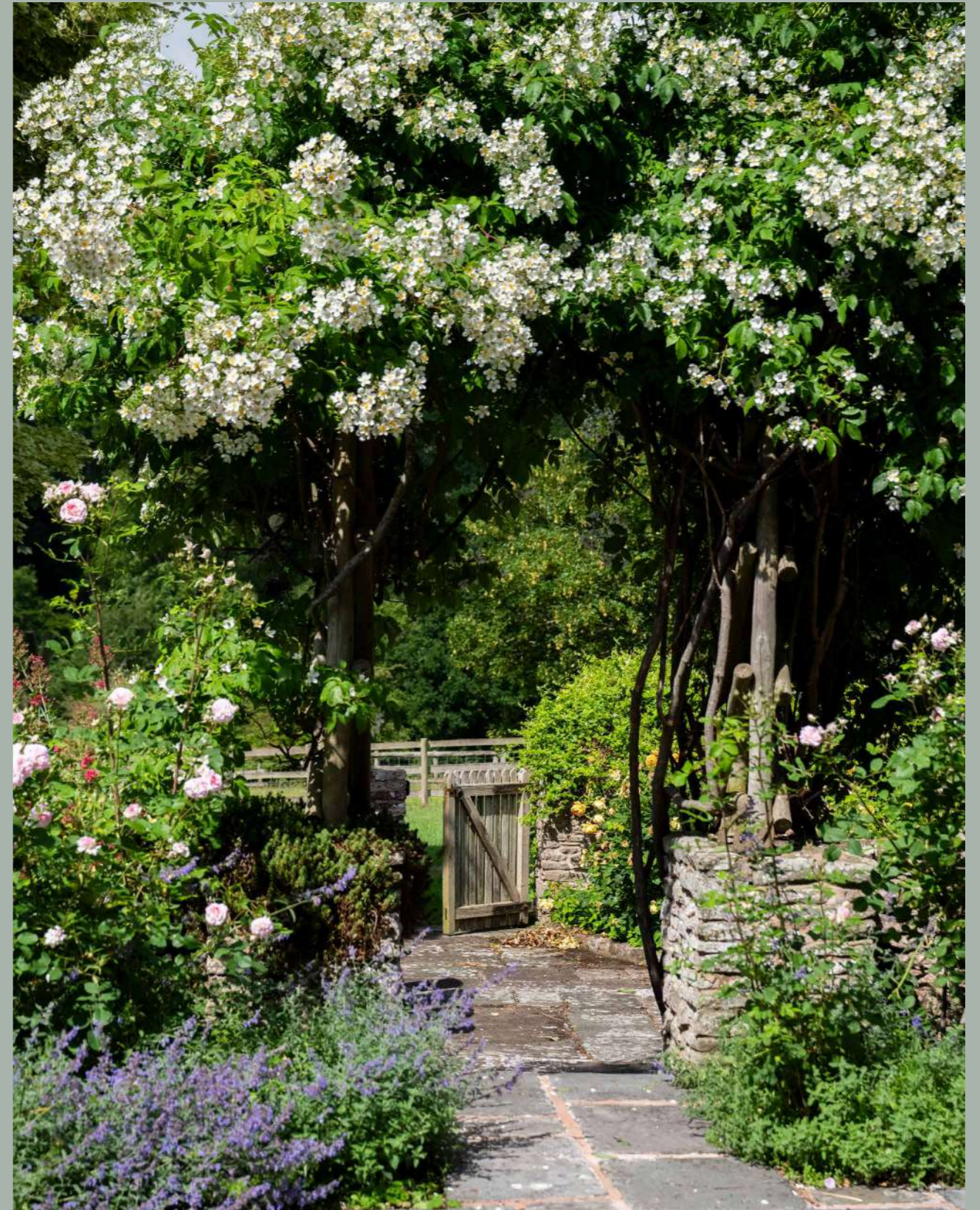
A generous gravelled parking area is complimented by a stone garage block for five cars, together with a log store, which is also enhanced by a very good annex above. This space currently serves as a gym, but it could be used as an additional bedroom/study overflow accommodation.





GLORIOUS GARDENS AND GROUNDS.

The gardens at Trerece House provide a number of private and secluded areas, and are planted with a variety of specimen trees and shrubs and divided into themes including a cottage garden with an Alitex greenhouse, coldframes, cutting and vegetable beds, and a rose garden. There is also a very pretty sheltered flagstone terrace, as well as a sunken terrace which is the perfect spot for summer barbecues and entertaining. The land is divided into four fenced paddocks.





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LIVING IN HEREFORDSHIRE.

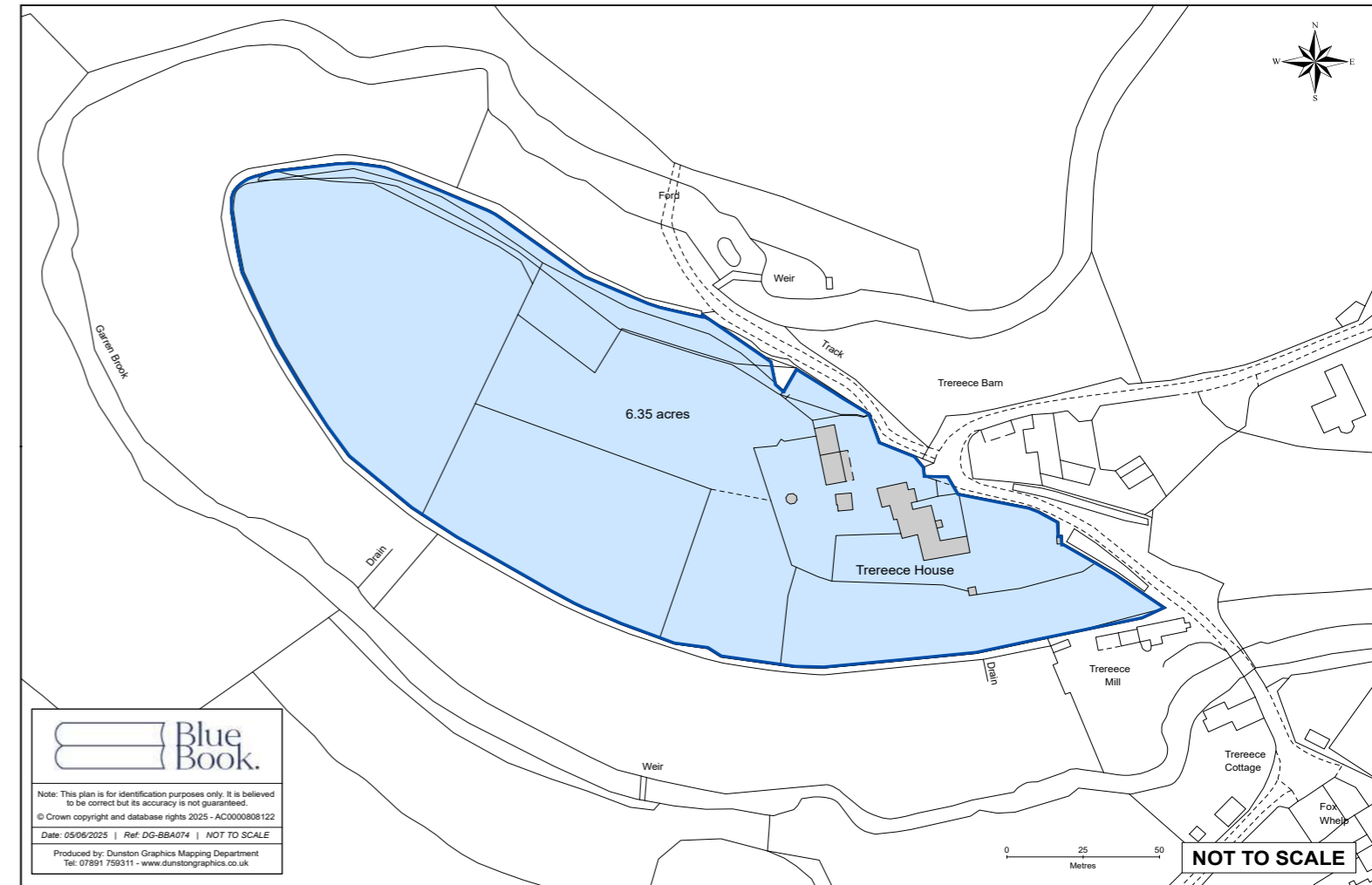
Ross-on-Wye 6 miles, Monmouth 8 miles, Hereford 14 miles,
Gloucester 23 miles (London Paddington 2 hours),
Cheltenham 25 miles, Worcester 34 miles
M50 (J 4) 11½ miles, M5 (J 8) 20 miles
(Distances and times are approximate)

Trerece House occupies an enviable position in the south Herefordshire countryside on the edge of the village of Llangarron, which has a thriving and friendly community. Ross-on-Wye is six miles to the east and offers all the shops and services expected of a historic market town, whilst the towns of Monmouth (8 miles) and Hereford (15 miles) are both also within easy reach. The popular centre of Cheltenham (25 miles) provides extensive shopping and recreational opportunities as well outstanding schools.

Trerece House combines rural charm with excellent communications via the M50, which gives fast and easy access to the Midlands and the central motorway network. Bristol and Birmingham, both with international airports, are about one hour away by car. London is about two and a half

hours away by car. Alternatively, there is a First Great Western railway service from Gloucester (23 miles) to London Paddington taking approximately two hours.

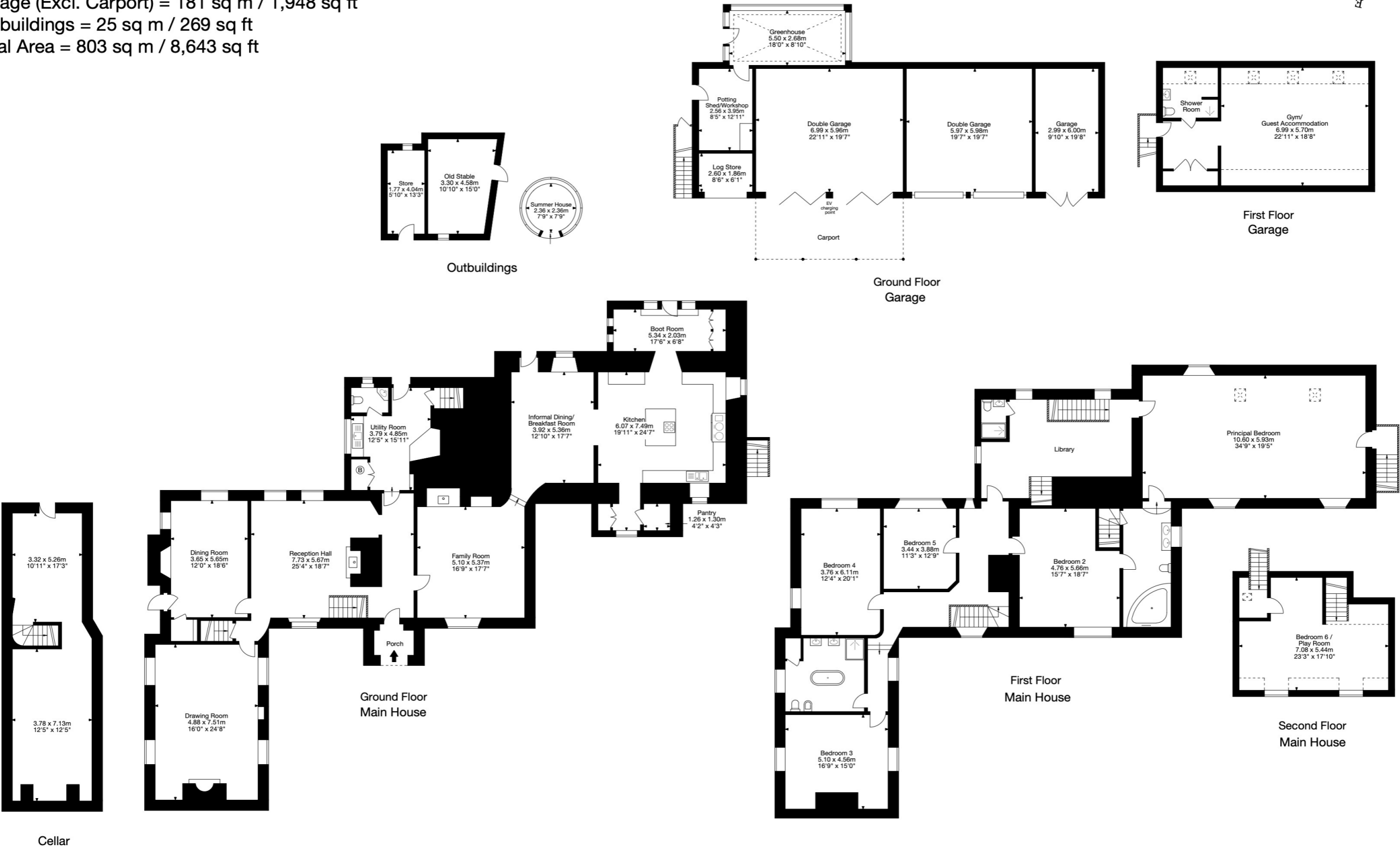
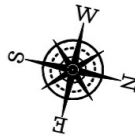
This area of Herefordshire is renowned for its beauty and recreational opportunities. These include golf courses at Ross, Monmouth and Dymock; racecourses at Hereford, Worcester and Ludlow; the scenic River Wye offers wonderful fishing opportunities, and there are glorious walks and rides through the surrounding countryside. There is a good choice of schools in the area across both the private and state sectors including Haberdashers' Monmouth, Hereford Cathedral School, The Elms at Colwall and the well renowned schools of Malvern and Cheltenham all being highly accessible.



Trerece House, Llangarron, Ross-on-Wye HR9 6NH
Gross Internal Area (Approx.)
Main House = 597 sq m / 6,426 sq ft
Garage (Excl. Carport) = 181 sq m / 1,948 sq ft
Outbuildings = 25 sq m / 269 sq ft
Total Area = 803 sq m / 8,643 sq ft

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



Services: Oil fired central heating. Mains water and electricity. Private drainage.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

Local Authorities: Herefordshire Council (tel. 01432 260000)

EPC: F

Council Tax Band: G

Postcode: HR9 6NH
What3Words: ///gown.worlds.mixture



Important Notice:

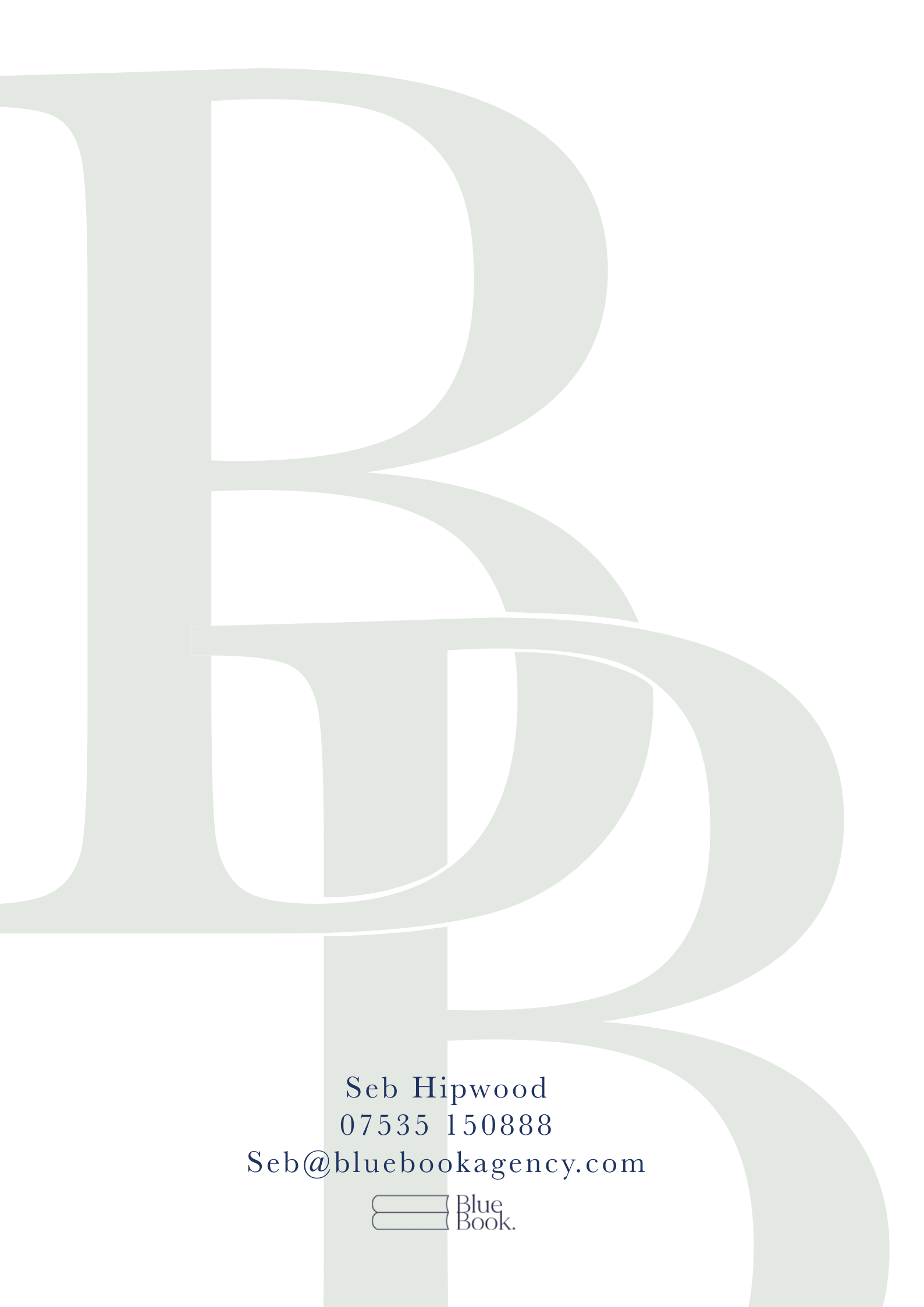
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Photographs and details prepared in June 2025.





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