



# Knowle House

Llanwarne, Hereford, Herefordshire, HR2 8JE

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property



# Knowle House

£1,150,000

Hereford  
Llanwarne  
Herefordshire HR2 8JE

Freehold

- Remarkable Family Home set within 2 Acres of Grounds
- Heated Indoor Pool, Jacuzzi and Steam Room
- Four Reception Rooms with Open Plan Kitchen/Dining Room
- Master with Ensuite and Dressing Room
- Further Three Double Bedrooms, one with Ensuite
- Detached Garage and Stable Block
- Gated Driveway
- Attractive Village
- Viewing Highly Recommended



An Impressive and Substantial Family Home | Four Spacious Bedrooms, Two Ensuites | Set with Approximately 2 Acres of Private Grounds | Located in the South Herefordshire Village of Llanwarne | Attached Heated Indoor Pool with Jacuzzi and Steam Room | Detached Garage and Stable Block | Four Reception Rooms and Large Kitchen Dining Room | Utility | Gated Driveway

#### Situation

The village of Llanwarne is located between Monmouth and Hereford with roads leading to Abergavenny and Ross-on-Wye. The area comprises a small semi-rural community with a shop, post-office, pub and vehicle repairs garage in Wormelow which is about a mile away. The nearby village of Much Birch has a primary school, Steiner school and GPs surgery. There is easy access to the M50 (Birmingham and South Wales).

#### Description

Knowle House was originally built in 1989 offering spacious and versatile family accommodation over two floors. The welcoming canopy porch invites you into the entrance hall with stairs rising to the first floor landing, doors to three of the reception rooms, utility, cloakroom and open plan kitchen/dining room. The sitting room enjoys a large bay window to rear overlooking the landscaped gardens, with a superb modern wood burner and further window to the front. The library to the rear of the property also boasts a large bay window and French doors onto the rear terrace. The snug is an impressive room with wood panelling and an open fire.

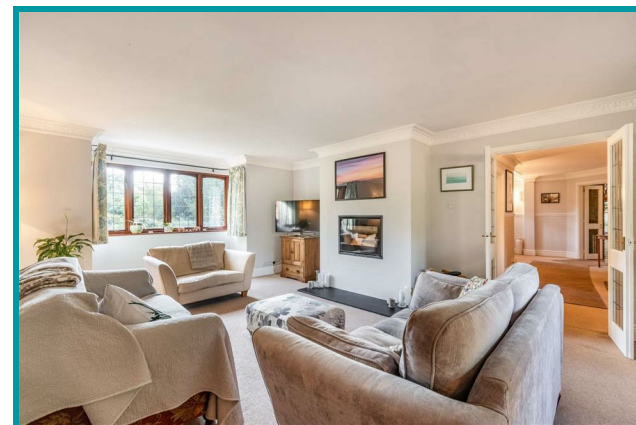
The kitchen/dining room has been updated by the current owner to create a large family space for entertaining with modern kitchen and breakfast bar. The kitchen is fitted with a fridge/freezer, double oven, dishwasher and electric hob. The original inglenook fireplace has been fitted with a wood burning stove creating a true focal point of the room. The room opens up to create a large dining area and sun room with French doors to a rear patio. Beyond is a door leading to a further reception room which lends itself to an office with fitted desk and storage,

The utility and cloakroom can also be found on the ground floor. The utility is a useful space for boots and coats along with plumbing for a washing machine, further storage units and boiler.

The first floor landing is a bright space with doors leading to all four bedrooms and family bathroom. The master suite is a spacious room with bay window to the rear and the benefit of a modern shower room and separate walk-in wardrobe. Bedroom two enjoys views of the rear garden with its bay window, there is ample storage with its built in wardrobe, and an ensuite shower room. Bedrooms three & four are both good size king size rooms. The family bathroom is beautifully fitted with a four piece suite with shower cubicle, bath and vanity unit.

#### Indoor Swimming Pool

The indoor swimming pool complex was an addition in the late 1990's, attached to the living accommodation and accessed from the sitting room. The pool room houses the heated swimming pool which has been recently re-lined and has its own cover,





the inset jacuzzi spa bath, and steam room with shower and WC area.

Beyond is the operations room that services the pool room. Please note the pool has its own boiler.

#### Outside

The property is approached via the gated gravelled driveway with ample parking for several vehicles. The detached double garage and stable block offers versatile space for livestock, storage or workshop.

The secluded South facing gardens spans over approximately 2 acres of ground. There is a large patio terrace to the rear of the property to enjoy outside entertainment overlooking the landscaped formal garden. Beyond is the secluded wild flower garden with mature trees, shrubs, fruit trees and vegetable patch. At the end of the boundary is a man-made lake with views of the village church.

#### Services

Oil central heating, mains electric, mains water and private drainage.

#### Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)





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Total area: approx. 491.2 sq. metres (5287.2 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

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