



Shop Barn, Pontrilas, Herefordshire HR2 0HF



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Summary of Features

- Charming Grade II Listed barn conversion
- Four bedrooms
- Two reception rooms
- Approximately 2.29 acres of grounds
- Ample parking and Garaging/Workshop
- Scenic location
- No onward chain

Price Guide £670,000

Shop Barn is a delightful Grade II listed former cattle barn dating back to the 18th century, beautifully converted in 2012 into a distinctive and characterful home. The spacious living room, once a traditional pub, still reflects its historic past, while the property showcases a wealth of original features, including handcrafted oak furniture created on site during its time as a workshop. Thoughtfully blending period charm with modern comfort, the barn offers a warm, welcoming atmosphere in a truly unique setting. Set within approximately 2.29 acres of grounds and paddock, the property enjoys a peaceful countryside location with direct access to surrounding fields and natural landscapes, ideal for exploration and relaxation. Guests can make the most of outdoor living with picnics, campfires for toasting marshmallows, or simply unwinding while taking in far-reaching views towards the Sugar Loaf and Garway Hill.

Location

The location offers excellent opportunities for walking and outdoor pursuits. Scenic footpaths cross fields toward Llancillo and Walterstone Common, while nearby rivers and countryside provide options for pony trekking, canoeing on the River Wye, and fishing along the Dulas Brook and River Dore. Rowlestone village lies just one mile from the Welsh border beneath the Black Mountains, making it an ideal base for exploring the surrounding countryside. Ewyas Harold, two miles away, offers pubs, shops, and an award-winning fish and chip shop. Nearby Ewyas Harold Common is a wild landscape where ponies roam freely, while the Black Mountains and Brecon Beacons are within easy reach for hiking and adventure. Popular landmarks include the Skirrid, the Sugarloaf, and the historic castles of Grosmont, Skenfrith, and White Castle.

Accommodation

Entrance Hall

The entrance hall, with its attractive flagstone flooring, sets a charming and characterful tone on arrival. Serving as the heart of the home, it provides access to all principal rooms, while stairs rise to the first floor and descend to the living room.

Kitchen/diner

The kitchen/diner, like in many modern homes, serves as the hub of the house and a central space for everyday living and entertaining. It is fitted with a range of base units, with space for white goods, while tiled flooring adds practicality. Character is added by ceiling beams, complemented by recessed wall spotlights that provide ample lighting. There are multiple windows within the room, allowing for an abundance of natural light and creating a bright and welcoming atmosphere throughout the day. There is plenty of space for a dining table and chairs, along with additional occasional furniture, making it a sociable and functional area for family life. Access is provided to the rear entrance leading to the outdoors.

Living Room

The main reception room is one of the standout features of the property, full of charm and character with its exposed beams adding warmth and period appeal. With multiple windows allowing natural light to pour in, the room feels bright and inviting, while the feature wood-burning stove provides an attractive focal point and a cosy atmosphere during the colder months. Generous in size, the space comfortably accommodates a range of seating arrangements along with additional occasional furniture, making it ideal for both relaxing and entertaining. The overall setting combines rustic charm with everyday comfort, creating a welcoming environment for family living.

Rear entrance and WC

A separate WC is fitted with a toilet and wash hand basin, and the rear entrance offers useful additional storage space and access to the outdoors.

First Floor

Bedroom one and En-Suite

Bedroom one is a well-proportioned principal bedroom enjoying a dual aspect, with pleasant views across the wonderful grounds and garden. The room benefits from space for free standing furniture. It is further complemented by an en-suite shower room comprising a low-level WC, a sink unit and a corner shower cubicle.



Bedroom two

Bedroom two is a double bedroom featuring a side aspect window and velux that provides natural light and a pleasant outlook. There is also room for additional freestanding bedroom furniture, allowing for flexible use and arrangement to suit individual needs.

Bedroom three

Bedroom three is a smaller double bedroom featuring a rear-aspect window that allows for plenty of natural light. The room offers ample space for freestanding furniture, providing flexibility for wardrobes, drawers, and additional bedroom furnishings.

Bedroom four

Bedroom four is a single room with a front aspect window, offering a bright and comfortable space ideal for a child's bedroom, guest room, or home office.

Bathroom

The family bathroom is well appointed and thoughtfully designed, featuring a bath with an overhead shower and a practical shower screen. The walls are fully tiled, creating a clean and stylish finish while also making the space easy to maintain. Along one side of the room is a sink unit, which incorporates useful storage through built-in cupboards and opposite a low level WC.

Outside

Set within approximately 2.29 acres of gently sloping countryside, the property enjoys beautifully open grounds with far-reaching rural views, with the option for the acreage to be included or excluded depending on the buyer's preference. The land is predominantly laid to lawn and pasture, bordered by mature trees and hedging that provide both privacy and a picturesque setting. A gravel driveway sweeps up to the house, offering ample parking and easy access. The outdoor space is well-suited to a variety of uses, from gardening and smallholding to simply enjoying the surrounding landscape. There are established planting areas and natural features that enhance the sense of tranquility, while the elevated position captures sunlight throughout the day. In addition, the property benefits from a separate garage/workshop, ideal for storage, hobbies, or potential workspace, complementing the practical appeal of the grounds. Overall, the exterior offers a wonderful balance of usable land and scenic charm in a peaceful rural environment.

Services

Mains water is connected to the property.
Private electricity and drainage.
Oil fired central heating.







Council Tax
Herefordshire Council Tax Band - D

Tenure
Freehold.

Agents Notes:

The plans provided are for illustrative and indicative purposes only and should not be relied upon as exact representations of the property boundaries. In the event that an offer is accepted, a Land Registry compliant plan will be prepared and issued as part of the sale process.

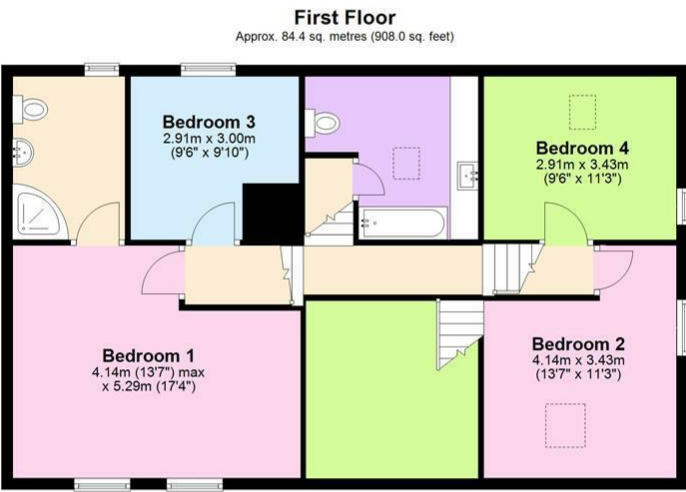
Prospective purchasers should be aware that a public footpath crosses part of the land associated with the property. Further information regarding its route is available from the selling agents upon request

Directions:

From Hereford, take the A465 southbound towards Abergavenny and continue for approximately 12 miles until you reach the village of Pontrilas. Upon entering the village, turn right signposted for Rowlestone and follow this road for around two miles. Then turn left into Pudding Street and, after approximately 30 metres, take the right-hand fork. Continue along this lane for about half a mile, where Shopp Barn, Pontrilas (HR2 0HF), will be found on the right-hand side.

Anti Money Laundering:

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



Total area: approx. 167.5 sq. metres (1803.4 sq. feet)

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.