

Glendower House Garway Hill, Hereford



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This beautifully renovated detached stone cottage occupies an elevated position in the sought-after village of Garway with far reaching rolling countryside views. Offering bright and spacious accommodation over two floors with four bedrooms and three receptions rooms, complete with quality fixtures and finishes throughout. Set in mature grounds with generous garden and parking for multiple vehicles. Approximately 1.74-acre paddock with stable block available by separate negotiation.

Asking price of £725,000 Freehold

Traditionally constructed with a part painted rendered exterior and inset double-glazed windows and doors set under a pitched tiled roof. Sympathetically renovated with a tasteful blend of original and contemporary features including exposed stonework, inglenook fireplaces, vaulted ceilings, low voltage downlighters, ledged and braced doors and a combination of wooden herring bone and ceramic tiled flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout with under floor heating to the kitchen, dining room and hallway. The main entrance to the property is via the front gravelled driveway and through a part glazed wooden panelled door into:

PORCH:

Dual aspect windows to side. Quarry tiled flooring. Opening into:

ENTRANCE HALLWAY:

Window to front elevation. Turning staircase with wooden balustrading and turned newels up to first floor split landing. Understairs cupboard with ample storage and slatted shelving. Doors into the following:

LIVING ROOM: 3.51m x 3.09m (11'6" x 10'2")

Two windows to front elevation. Inglenook fireplace housing wood burner set on a cut stone hearth. Feature wooden panelling to one wall.

FAMILY/DINING ROOM: 3.21m x 4.44m (10'6" x 14'7")

Aluminium framed bifold doors to back elevation accessing rear sun terrace and seating area. Opening into:

KITCHEN: 3.88m x 4.02m (average) (12'9" x 13'2")

A beautifully designed contemporary kitchen with Aluminium bifold doors to back and side elevations and feature atrium skylight. Polished Corian work surfaces along two walls and matching central island unit with inset Neff electric four ring hob with extraction hood over and stainless-steel sink with Quooker tap. Wooden cupboards and drawers set under with integrated dishwasher. Complimentary wall mounted cabinets and tall unit housing Neff double oven/grill and fridge/freezer. Underfloor heating.

UTILITY ROOM: 2.49m x 2.49m (8'2" x 8'2")

Recently built with Window and Wooden panelled personnel door to front and window to side elevation. Polished Corian work surfaces to two sides with inset stainless-steel sink and side drainer. Wooden cupboards set under with space and plumbing for washing machine/tumble dryer. Floor mounted Worcester Oil central heating boiler. Complimentary tall unit with full height shelving. Roof access trap. Consumer unit at high level. Door into:

SHOWER ROOM:

Contemporary suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and Moroccan tiled splash back, double shower enclosure with Aqualisa thermostat and rain shower head.

BEDROOM FOUR: 2.82m (max) x 2.66m (9'3" x 8'9")

A quirky and versatile space with Velux skylight and windows to back and side elevations. Ladder up to a handy mezzanine office area (2.27m x 1.86m) Door into:

EN-SUITE:

Contemporary suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and fully tiled shower enclosure with Aqualisa thermostat and rain shower head.

SNUG/STUDY: 3.31m x 3.03m (10'10" x 9'11")

Window to front elevation. Stone fireplace housing wood burner set on a cut stone hearth.

FIRST FLOOR LANDING:**BEDROOM TWO: 3.01m x 3.34m (9'11" x 10'11")**

Vaulted ceiling with window to front elevation.

BEDROOM ONE: 3.80m x 2.99m (12'6" x 9'10")

Vaulted ceiling with Velux skylight and windows to the front elevation. door into:

EN-SUITE SHOWER ROOM:

Window to front elevation and Velux skylight. Contemporary suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and fully tiled shower enclosure with Aqualisa thermostat and rain shower head. Ladder style radiator.

BEDROOM THREE: 2.20m x 3.76m (7'3" x 12'4")

Restricted head height. Two windows to the back elevation with beautiful views of the surrounding countryside.

FAMILY BATHROOM: 3.17m x 2.64m (10'5" x 8'8")

An incredibly spacious room with a vaulted ceiling and frosted window to back elevation. Newly fitted suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and Monoblock mixer tap and free-standing roll top bath with chrome feet. Tiling to all walls.

OUTSIDE:

The property is accessed from the quiet country lane via a five-bar wooden gate leading to gravelled parking area with space for multiple vehicles and supplying access to: DOUBLE DETACHED GARAGE: Stone construction with a concrete base and a pitched tiled roof. Two up and over garage doors to front. Power and light. To the back an extensive landscaped lawned area with panoramic views of the surrounding Herefordshire countryside. Adjacent to the kitchen, a paved sun terrace and seating area ideal for alfresco dining, capitalising on the property's enviable location. Set on the side, a parcel of gently sloping pastureland totalling 1.74 acres featuring numerous outbuildings and a stable block with water source and power, available by separate negotiation.

SERVICES:

Mains water and electric. Oil fired central heating system and private drainage. EPC rating D. Council Tax Band F.

DIRECTIONS:

From Monmouth take the Hereford Road (A466) for approximately 4 miles going through the Buckholt and past the turning to Welsh Newton common on the right. Take the next left, signposted to Pontrilas and Garway and keep straight on this road for 2 miles going straight over the crossroads towards Broad Oak. Before reaching the Garway Moon pub, take a right turn (to Garway Common) and continue for 2 miles. Turn left and continue uphill. At the crossroads, turn right going past "The Sun Inn" on the left side and continue along the road for approximately 0.4 miles where Glendower House will be found on the left-hand side.

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.



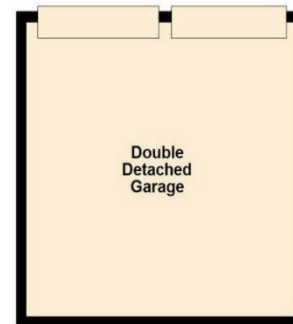


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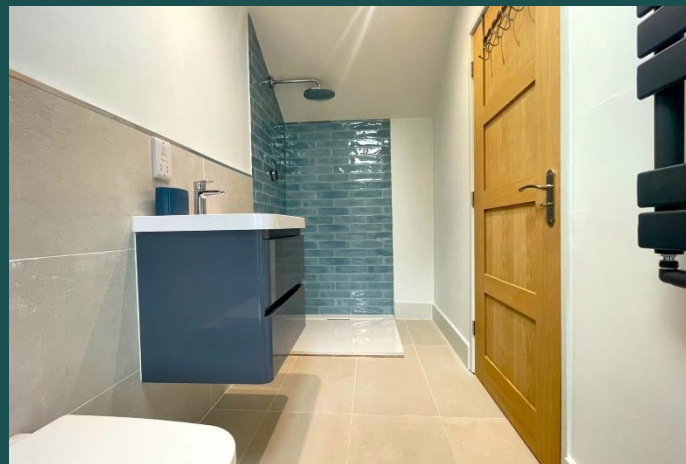
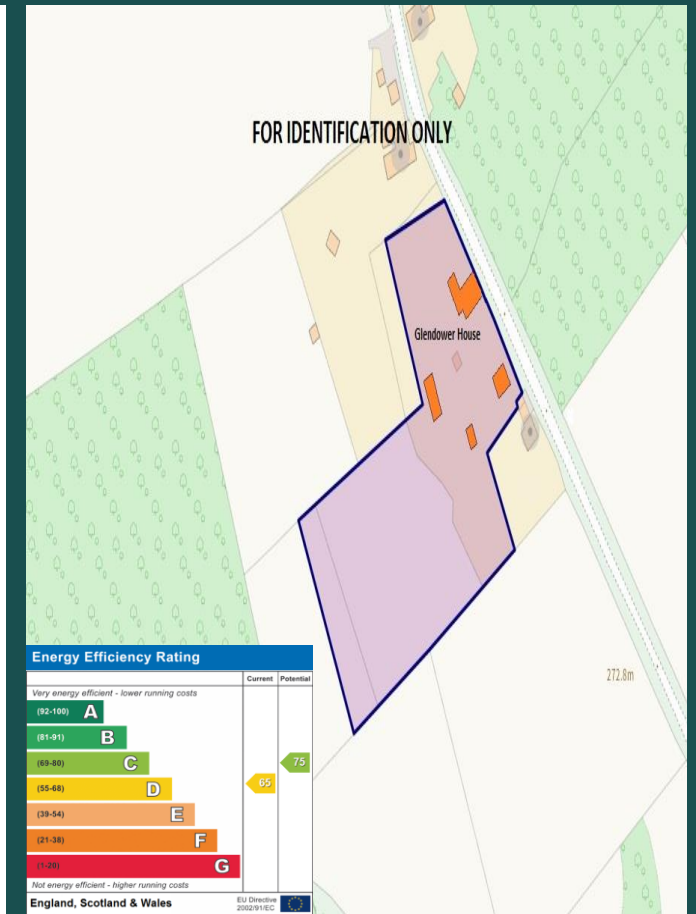
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Total area: approx. 176.7 sq. metres (1902.3 sq. feet)



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