

Mill House Garway, Hereford



ROSCOE ROGERS KNIGHT
Town and country properties



Mill House

Garway, Hereford

This former miller's house enjoys a unique, picturesque setting on the banks of the River Monnow in grounds of approximately 2.2 acres of level grounds with lawns, extensive wilding and river frontage with riparian rights. Its Georgian proportions provide bright and airy accommodation with four bedrooms taking full advantage of lovely views. The property has been extended and upgraded sensitively to retain and embellish a wealth of original features.

Garway is a short drive away with a thriving village hall, a pub and a primary school, as are Skenfrith and Monmouth with renowned state and private schools. Access to the major road networks is via nearby Monmouth and Ross-On-Wye. There are railway stations in nearby Hereford and Abergavenny.

The house is constructed in stone with inset double glazed, mainly sashed wooden windows and doors set under tiled roofs. Features include exposed beams, painted boarded ceilings, panelled and part-glazed doors, moulded skirtings and architraves, painted stone and panelled walls, flagstone, travertine, tiled and boarded floors and original fireplaces. Oil fired central heating with mainly sectional radiators throughout.

From the gravelled driveway and turning area, the main entrance is up stone steps to a part-glazed hardwood front door into:

ENTRANCE HALLWAY: 5.38m (max) x 2.52m (17'8" x 8'3")

Staircase up to First Floor with bespoke storage cupboards under. Pair of glazed doors into:



OPEN PLAN FARMHOUSE KITCHEN/DINING AREA: 8.98m x 4.28m (29'6" x 14'1")

Pair of part glazed external doors with glazed panel over out to end terrace and gardens. Window to front, side and back with views across the grounds. Wide, part glazed doors out to the front terrace. Bespoke "L-shaped" Onyx worktops with inset double Belfast sink with mixer taps over. A range of panelled cupboards and drawers set under. Matching bank of tall units with built in tall fridge, pantry cupboard and drawer units. Range master electric cooker. Feature cast iron fireplace with wooden surround, slate inset and hearth.





From entrance hallway door into:

SITTING ROOM: 7.60m x 3.75m (24'11" x 12'4")

Three windows to front. Painted stone walls with feature large fireplace set at one end with timber lintel over, raised flagstone hearth and inset wood burner. Feature shelved oak displays and shelved recesses.



LOBBY:

Off entrance hallway with doors into;

CLOAK ROOM:

White low-level WC with high-cistern flush box and wall mounted wash basin.

OFFICE/STUDY: 3.93m x 2.87m (12'11" x 9'5")

Window and pair of glazed doors out to sun terrace with attractive garden views.

**UTILITY ROOM: 3.21m x 2.90m (10'6" x 9'6")**

Window to back with garden views, solid wooden work tops with inset double Belfast sink and cupboards under. Spaces for washing machine and tumble drier. Floor-standing Grant central heating boiler with ports and controls above that provides domestic hot water and a combination of underfloor and feature sectional radiators. Shelving and consumer unit at high level.

From the entrance hallway, up stairs with winders, turned newels and balustrades with tall, glazed panel to stairwell with lovely garden views to:

FIRST FLOOR GALLERIED LANDING:

With matching balustrades and newels. Set at one end are two recessed bays for potential storage. High vaulted ceilings, with exposed rafters and painted boarding. Doors into:

**MAIN BEDROOM: 4.29m x 6.47m (14'1" x 21'3")**

Much larger than average bedroom with windows to front and side with attractive garden views. High vaulted ceilings with exposed rafters and painted boarding. Wide opening into:



EN-SUITE BATHROOM:

Windows to side and end with attractive garden views. White suite with panelled bath with shower taps, double vanity unit with Onyx top and two inset circular porcelain bowls with mixer taps and cupboards under. Low-level WC and wall mounted flush-box. Painted panelling to all walls up to dado height. Chrome towel radiator.



FAMILY BATHROOM: 4.00m x 1.75m (13'1" x 5'9")

Window to back with river and garden views. White suite, with low-level WC and wall mounted flush-box, stand-alone bath with shower taps and pedestal wash basin. Double shower with glazed panel, mixer valve with rain and adjustable shower heads, ceramic tiling up to high level to three sides and splashbacks above bath and basin. Painted boarded ceiling with low voltage downlighters.



BEDROOM FOUR: 4.14m (max) x 3.11m (13'7" x 10'2")

Double bedroom with window with views across the grounds and gardens.

BEDROOM THREE: 3.93m x 2.88m (12'11" x 9'5")

Double bedroom with window to front with garden and countryside views. Original cast iron bedroom fireplace set into stone chimney breast. Bespoke double wardrobe with a pair of doors at low and high level.



BEDROOM TWO: 4.92m x 3.86m (16'2" x 12'8")

Large double bedroom with window to front with garden and countryside views. Original cast iron bedroom fireplace set into stone chimney breast with adjacent oak shelved recess. Bespoke double wardrobe with a pair of doors at low and high level. Display shelf and boarding up to dado height along one wall.



OUTSIDE:

The grounds and gardens extend to approximately 2.2 acres and consist of a wooden copse alongside the river and extensive lawned areas, some of which are laid out as a natural wild meadow. The grounds benefit from summer and winter ornamental cherry orchards and established raspberry canes. A small fruit orchard comprises a mature plum tree, a quince tree and three apple trees. The property has direct river access for swimming and boating. Some parts of the grounds nearest the river have been subject to occasional flooding in the past. The gated gravelled driveway is set off a track that is untitled and shared by Garway Mill. In front of the house is an extensive gravelled parking and turning area. There is a large flagstone terrace to the side with a pagoda and barbeque area that also wraps around the corner to the terrace facing the river. There is a recently erected wooden potting shed with a part glazed front, a large wooden garden shed with a pair of doors to the front, single door to back and windows to front and side and a new double door shed.

SERVICES:

Shared bore hole water supply, mains electricity, oil fired central heating and shared septic tank drainage. Council Tax Band E. EPC D.

DIRECTIONS:

From Monmouth, take the A466 Hereford Road. Follow the road through Welsh Newton taking the left hand turn to Garway/Broad Oak. At the Broad Oak crossroads go straight over and go through the village of Garway and down the hill, passing the new houses on your left. Take a left turn down the lane on your left signposted Garway Church. At the bottom of the hill there is a drive between two 5 bar gates and the gated driveway to the property forks to the right near the end.

What3Words ///monument.fees.limelight.



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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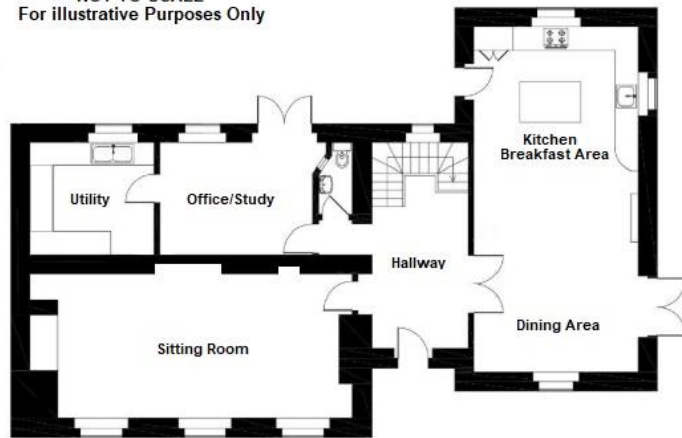
Asking price of £1,100,000



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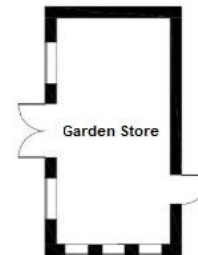
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Ground Floor

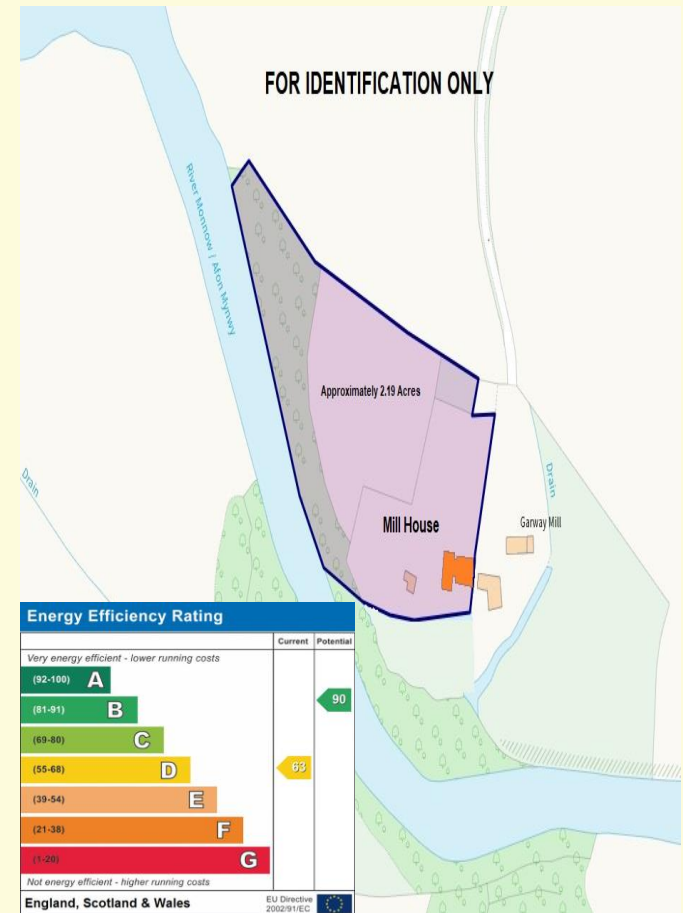


First Floor



Approximate Total Area 232 sq m (2490 sq ft)

FOR IDENTIFICATION ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

