



GARWAY

Guide price £550,000



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HERONDON

Garway, Hereford, HR2 8RE



Four double bedroom detached cottage
Character & charm throughout
Idyllic location

A spacious four double bedroom detached stone cottage, boasting character throughout, being situated in a sought after parish location.

The property has mature gardens, off road parking and a detached garage.

The parish of Garway, within Garway there is a famous Templar church, a methodist chapel, popular primary school (rated Good by Ofsted, public house, a common with cricket field as well as stunning local walks and cycling routes.



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KEY FEATURES

- Four double bedroom detached cottage
- Spacious, charming living accommodation
- Ample off road parking & enclosed gardens
- Detached garage
- En-Suite to principal bedroom
- Sought after location



STEP INSIDE



From the entrance porch, the allure of flagstone flooring greets you, flowing seamlessly into the entrance hall through internal, glazed french doors. Explore the ground floor, where various doors unveil each reception room's unique appeal.

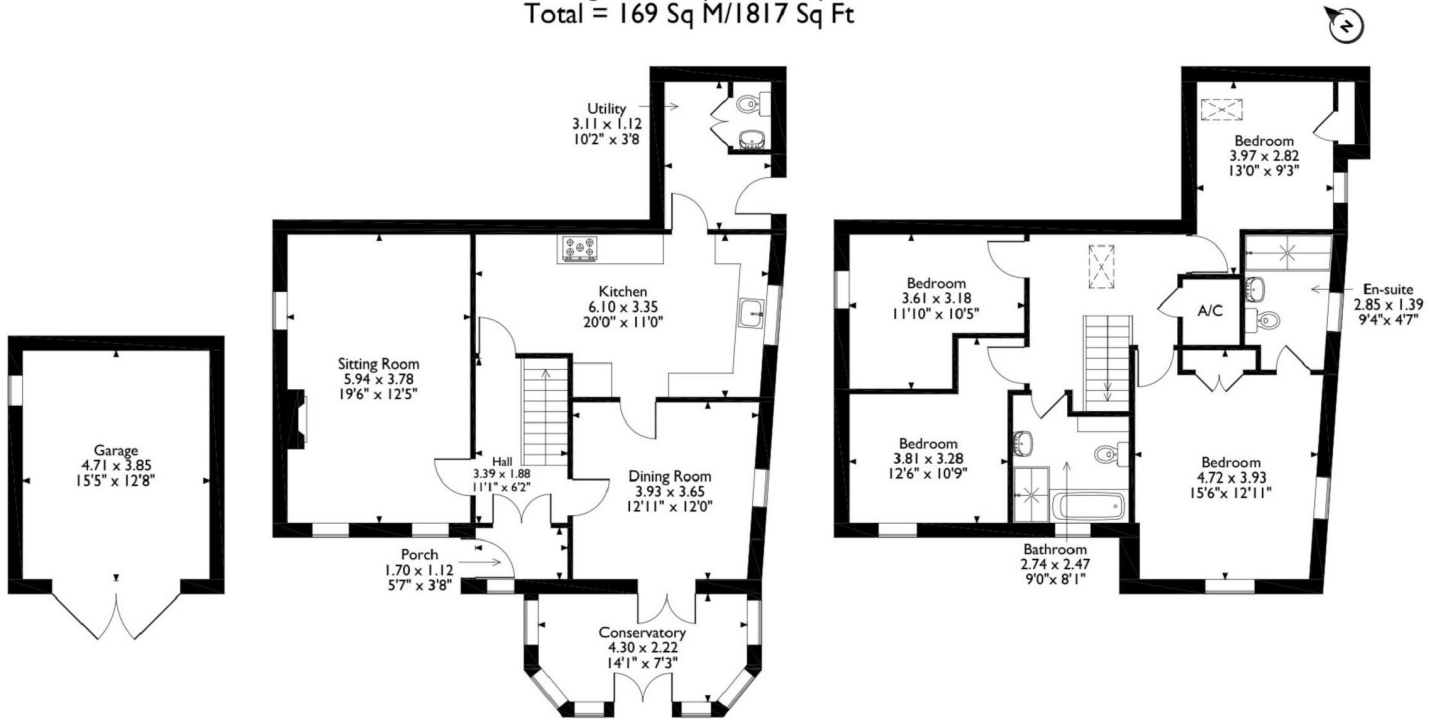
The sitting room captivates with dual aspect windows offering picturesque views of the front and side gardens. Its centrepiece, a wood-burning stove nestled in an inviting stone fireplace, complements the room, also enjoying exposed ceiling and wall beams.

To the rear of the property unveils a spacious kitchen and breakfasting area, adorned with pine base and wall-mounted cupboards, a Range style cooker and Porcelain sink take centre stage, framed by a window overlooking the serene neighbouring paddock.

Other modern conveniences include an undercounter fridge and dishwasher, with ample space for a breakfast table. A part-glazed door leads to the utility/boot room, offering practical white goods storage and access to the cloakroom housing the oil-fired boiler, with an external door leading to the garden and parking area.

Adjacent to the kitchen, a separate dining room accessible from both the kitchen and entrance hall with glazed French doors opening into the conservatory, offering panoramic garden views.

Approximate Gross Internal Area
 Main House = 151 Sq M/1623 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 169 Sq M/1817 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending the staircase from the main entrance hall, you're greeted by an exceptionally bright and airy 'horseshoe' shaped landing, illuminated by a Velux style window, there is storage in the form of an airing cupboard.

The upper level boasts four double bedrooms, each showcasing delightful garden or field views.

The principal bedroom features an en-suite shower room, while three others boast fitted wardrobes.

A striking exposed stone feature wall adds character to one bedroom, adjacent to the family bathroom, complete with a white suite including a bath, separate shower cubicle, w.c., and pedestal wash hand basin.

STEP OUTSIDE



A pedestrian gate welcomes you onto a pathway leading to the main entrance. The charming garden, predominantly at the front, offers a private sanctuary with mature hedging.

Towards the garden's end, you'll find off-road parking for two cars and a garage that could benefit from some repair work.

INFORMATION

Postcode: HR2 8RE
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Private
EPC: F





DIRECTIONS

From Welsh Newton, just past St Mary's Church turn left signposted Garway. Stay on this road for approximately 4 miles passing through Broad Oak. Just before The Garway Moon Inn turn left passing the village green on your right. Herondon can be found after a short distance on the left.



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