



THE OLD VICARAGE & COACH HOUSE

Rowlestone HR2 0DW



**The Old Vicarage & Coach House
Rowlestone
HR2 0DW**

Enjoying a private rural setting with extensive and far-reaching views, a unique detached country house set in just under 6.5 acres of gardens and land, together with a converted coach house offering potential living space and a large and very useful steel framed building.

Guide Price £825,000



Situation and Description

The small village of Rowlestone lies in southwest Herefordshire and includes a number of individual houses, farms and cottages which are centered around the village church. There are excellent local facilities available at the nearby village of Ewyas Harold, which include a Doctors Surgery and village shop, a village school and much more. The main A465 provides easy access to both the market towns of Abergavenny and Monmouth and to the cathedral city of Hereford to the north.

“The Old Vicarage” itself, is very privately situated and enjoys delightful views over its own land to open countryside beyond. The current house was built to an individual architect’s design in 1970 replacing the original vicarage which was destroyed by a fire in 1968. The current house offers very versatile living accommodation set out over two floors and benefits from full double glazing, oil fired central heating, all fitted carpets and many other practical features. The house is very much tucked away and is also approached by electric gates onto a private drive which sweeps up to the main house. The separate coach house makes an ideal home office, or could provide additional living space, (subject to approval) and is an excellent potential asset in our view. The gardens and grounds then extend to just over six acres and enjoy far reaching views. A large steel framed building 60’ x 30’ then provides useful storage space and lies at the rear of the property.

On arrival, a porch leads through to a good-sized reception hall with cloakroom and offers access to a large sitting room, which is a very comfortable space with a central fireplace and lovely views over the land. There is a separate dining room again with far-reaching views and a separate breakfast room which adjoins a well-fitted kitchen. The kitchen has been refurbished in recent years and offers plenty of practical storage and workspace and is supported by a utility/conservatory. A large drawing room then lies at the rear of the house which is currently used as a music room but this space could have a number of uses, if required.

A staircase then leads up to the first-floor landing which has a useful

box room and study area and provides access to the master bedroom which includes an extensive range of fitted bedroom furniture and spectacular views down the valley over open countryside. There are then two further good bedrooms as well as a bathroom and separate shower room.

Initially approached from a small country lane, electric gates open onto a long private driveway which sweeps up to a large parking and turning area to the side of the house. From here access can be gained to a former brick-built Coach House which offers a home office or potential for living space and is an excellent asset to the property. In addition, a large steel-framed barn with doors and windows to the front provides excellent storage space and offers scope for a variety of uses and has the benefit of power and lighting.

The main gardens then surround the property and are laid mainly to lawn with a variety of herbaceous borders, two garden sheds and a greenhouse. The gardens again enjoy outstanding views particularly to the front and a gate leads through to a former orchard with a selection of fruit trees and a vegetable area. The remainder of the land is divided into three enclosures and would be ideal for keeping a small head of stock or for equestrian use.

Services and Considerations

Mains electric, oil-fired central heating, mains water, private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. Any matters relating to Rights of Way should be checked with your Solicitor or Surveyor. Tenure Freehold. Council Tax Band E £2,755.39 / EPC F 34/73. Mobile Phone Coverage 3G/4G / Broadband Cable however would advise all interested parties to check with the local provider.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

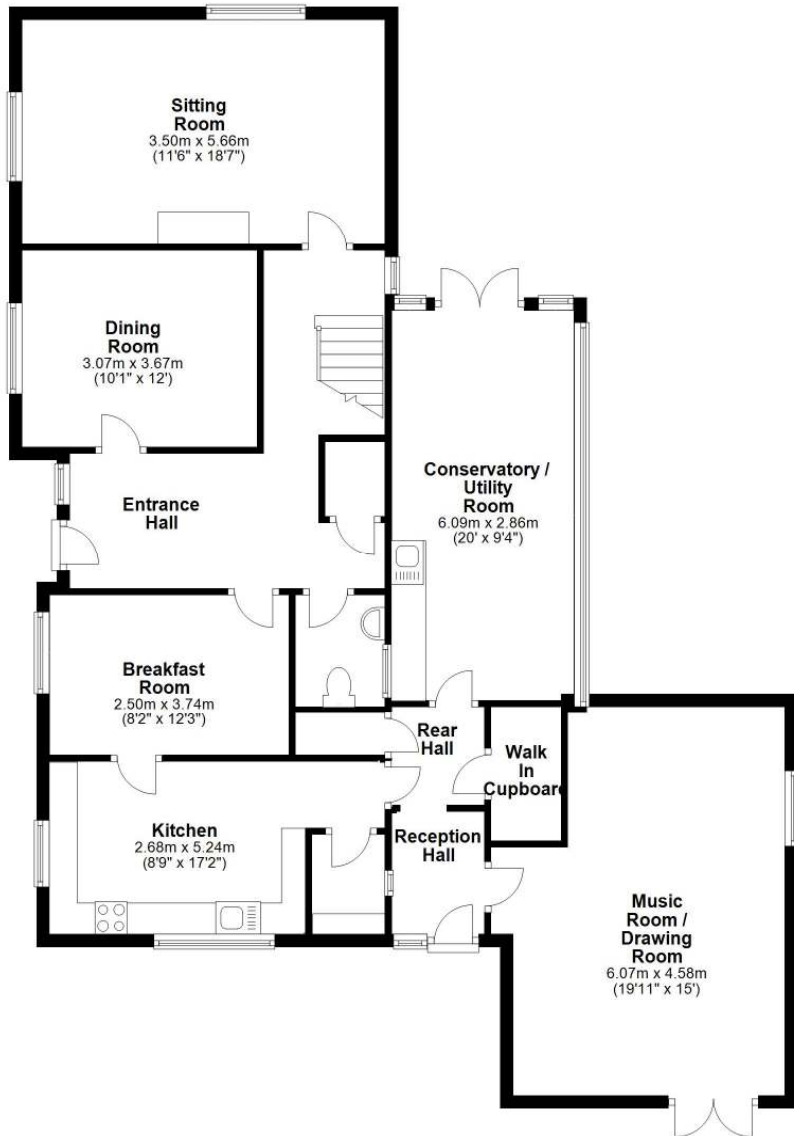






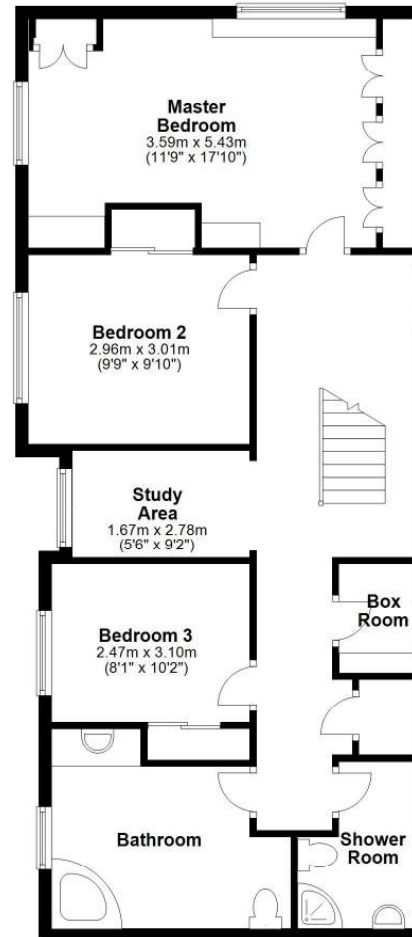
Main House Ground Floor

Approx. 127.9 sq. metres (1376.6 sq. feet)



Main House First Floor

Approx. 80.8 sq. metres (869.4 sq. feet)



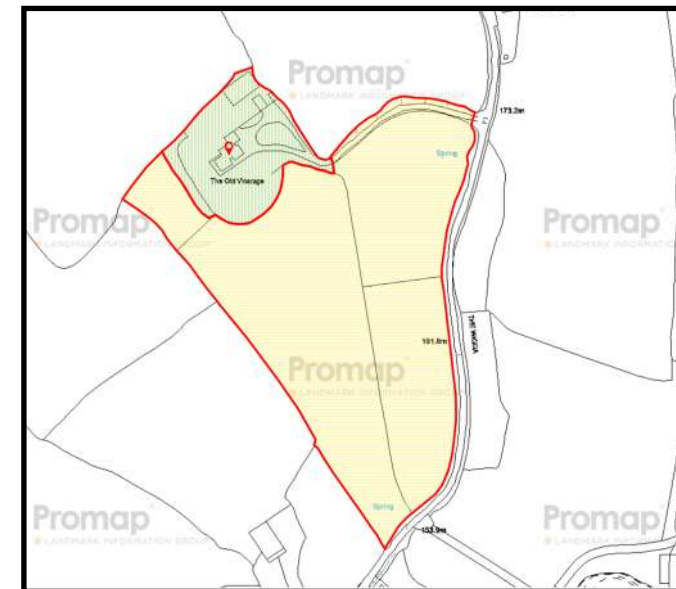
The Coach House



First Floor



Plans created by Brookes Bliss Ltd. - Plans are not to be assumed as accurate and are not to scale.
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