



THE FURROWS

Ewyas Harold HR2 0EL



The Furrows
Ewyas Harold
Hereford
HR2 OEL

Forming part of this well serviced and thriving village, a very spacious and superbly appointed dormer bungalow offering extremely versatile accommodation all standing in a large level plot of half an acre.

Guide Price £785,000



Situation and Description

The Furrows is well positioned on the edge of this sought after and thriving village which offers an excellent range of local facilities, including a village shop and post office, primary school, veterinary surgery, doctors' surgery, two pubs, a community centre, fish and chip shop and more. Both the market towns of Abergavenny and Monmouth are also within easy reach, as is the cathedral city of Hereford.

The property itself is initially understated from the outside but hides a very spacious and beautifully appointed interior with a host of surprises including a huge and stunning kitchen/ living area, impressive sitting room, large master bedroom and guest suite,. Overall the property benefits from underfloor heating on the ground floor, bespoke oak joinery, luxury bathrooms, double glazing throughout and much more. The plot is a good size and faces due south at the rear allowing light to stream into parts of the property.

On arrival, a large covered porch leads to a welcoming and comfortable reception hall with plenty of useful cupboard space and attractive fielded panel doors. At one end double doors open into a very comfortable and spacious sitting room, ideal for relaxing with a bay window overlooking the rear gardens and a fireplace with fitted wood burner. Additional double doors lead through to a superb kitchen and living space creating a fantastic area for a family to gather as well as perfect for entertaining. Beautifully appointed throughout the kitchen includes an extensive range of fitted cupboards and drawers with granite working surfaces, travertine flooring, twin bowl sink, huge semi-circular workstation with breakfast bar, three oven Total Control electric AGA, built in appliances, bespoke free-standing dresser and much more. An open plan living area leads through to a timber framed dining space with a high vaulted ceiling, and bi-fold doors which lead directly onto a large sun terrace. Access can then be gained to a useful utility room with a separate cloakroom and stable door to outside.

Also on the ground floor are two large double bedrooms including a private guest suite with en suite shower room and fitted wardrobes. A separate luxury bathroom is beautifully appointed with freestanding bath, engineered oak floor and modern washstand with inset sink and granite top.

From the main reception hall an attractive staircase leads up to the first-floor landing and the master bedroom suite which again offers plenty of space. There are dormer windows to the front and rear, two sets of built in wardrobes, a dressing area and a beautiful and spacious fully tiled wet room with twin sinks, heated towel rail and electric underfloor heating. Across the landing a study and separate shower room adjoin another large bedroom with a vaulted ceiling, again making it ideal for guests or as a separate space for teenagers.

Outside

The Furrows is well positioned within the village and is approached from the main village road by its own private gated driveway which leads down to the house and provides extensive parking space. Access can then be gained to a useful garage with up and over door and pathways provide access around the property.

The gardens at the front are laid to lawn with mature hedging and a variety of trees and shrubs. At the rear the gardens are well enclosed by mature hedging and fencing which provide a good degree of privacy. A large sun terrace adjoins the house at the rear and makes the most of the southerly aspect. The main gardens are again laid to lawn with a variety of shrubs and plants and two small raised beds.

Services and Considerations

Mains electricity, mains water, mains drainage and LPG calor central heating. Council Tax Band: F EPC Rating C 76/80. Mobile Phone Coverage (to be confirmed by client) Broadband (to be confirmed by client).

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.



*All set in beautiful gardens
extending to half an acre*



Stunning dining area



Extremely spacious entrance hall leading into fantastic open plan living area





Separate sitting room



Superb kitchen / family room leading through to separate sitting room





Two double bedrooms to ground floor with en suite and separate bathroom





F/F with master bedroom and en suite + additional bedroom with dressing room and en suite

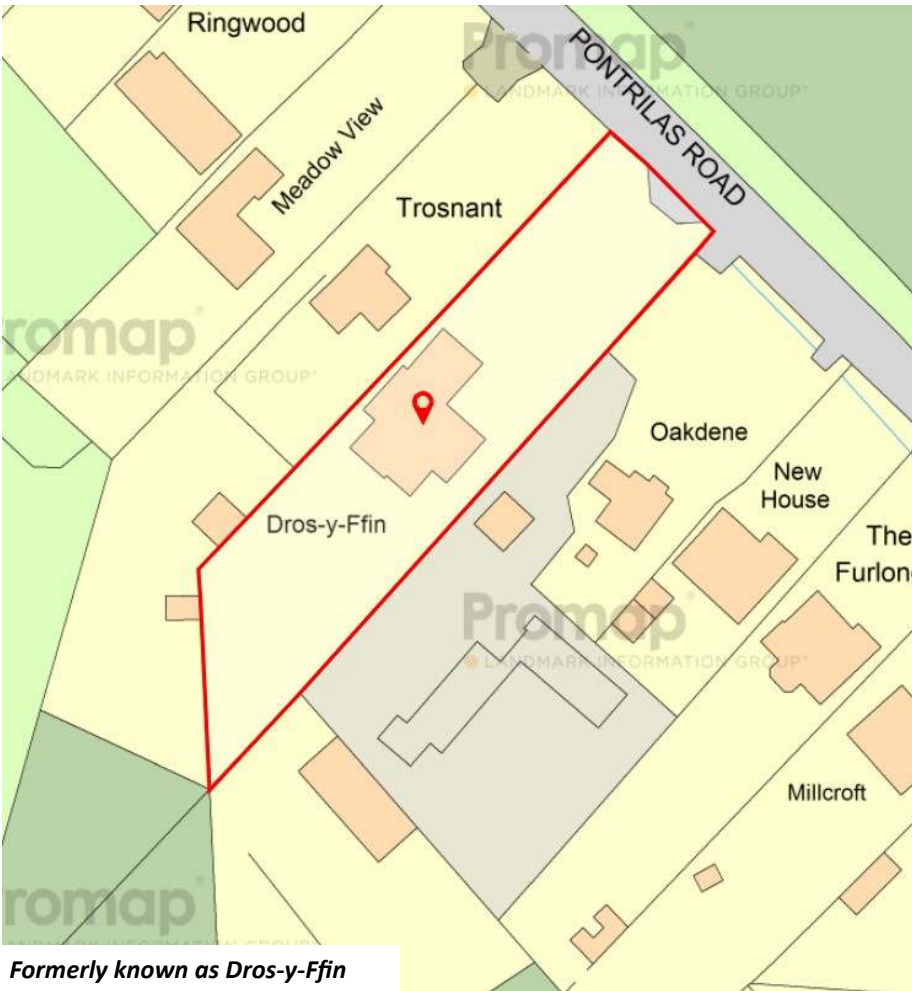
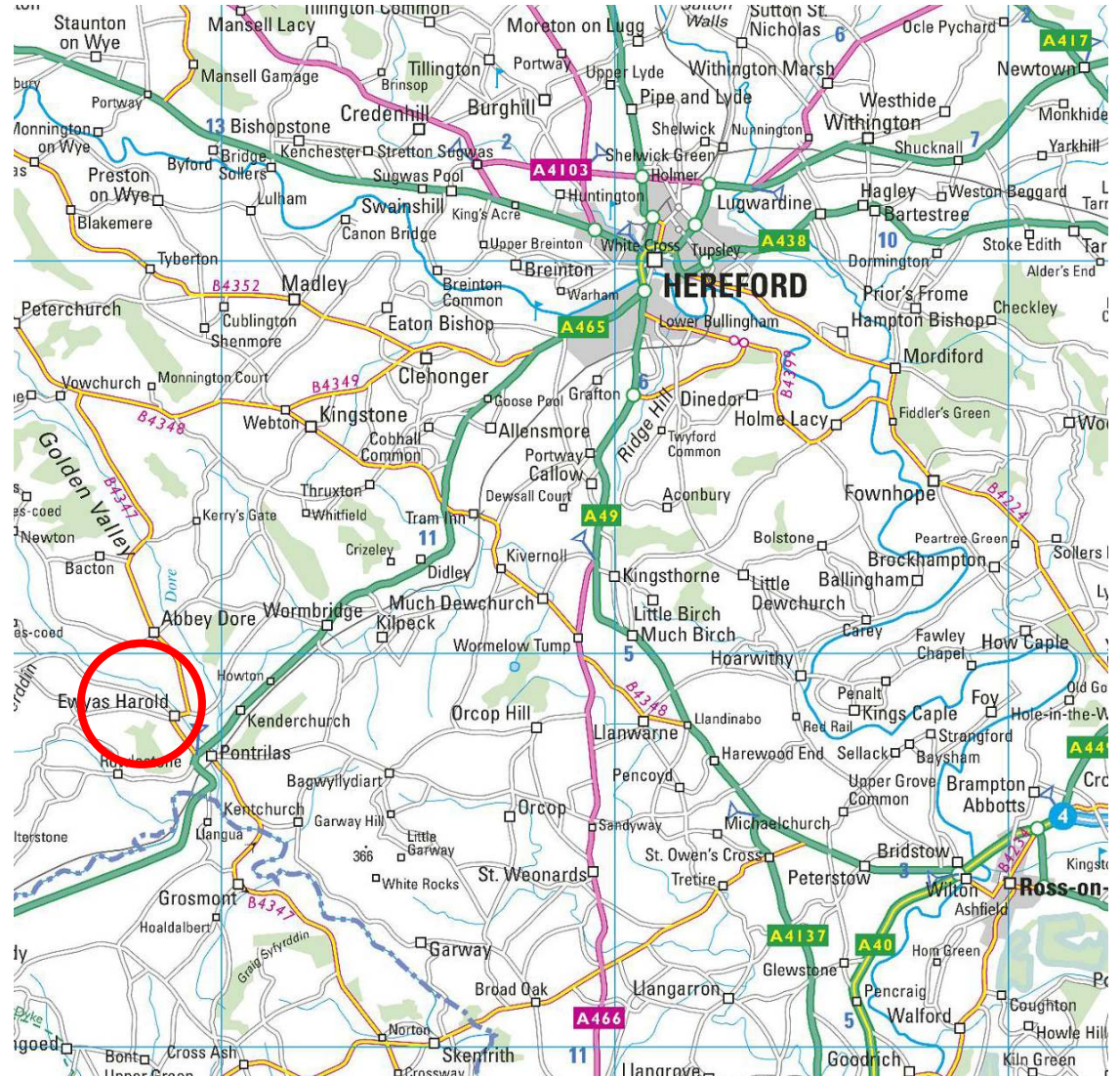


Directions

[///acrobats.bookcases.gangway](http://acrobats.bookcases.gangway)

From Hereford take the A465 towards Abergavenny and proceed for approximately 12 miles. At Pontrilas turn right into Ewyas Harold and 'The Furrows' will be found on the left-hand side, after a short distance.

Ewyas Harold to Hereford	12.6 miles
Abergavenny	12.7 miles
Monmouth	16.3 miles
Ross on Wye for motorway connections	19.1 miles



Formerly known as Dros-y-Ffin



Total overall footage = 318 sq m | 3422.3 sq ft approximately



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. **Floorplans** are for guidance purposes only and should not be taken as accurate. Measurements above include the covered porch.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Spacious, level gardens to 0.555 acre



