



THE WILLOWS
Ewyas Harold, HR2 0EY



**The Willows
Ewyas Harold
Herefordshire
HR2 0EY**



An outstanding opportunity to purchase a new and contemporary village house with striking design features and far-reaching views, all in the heart of this highly desirable village.

Guide Price £615,000

Situation and Description

The Willows 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, along with the cathedral city of Hereford. In addition, there are some lovely countryside walks nearby on Ewyas Harold common.

Constructed to an individual design and beautifully appointed and with many contemporary features, The Willows offers an all to rare opportunity to purchase a turnkey property, thoughtfully created by a private developer. Offering deceptively spacious and light accommodation, the clever design also makes the most of far-reaching views over part of the village, to the Black Mountains in the distance. Features include an air source heat pump, underfloor heating, and triple glazing throughout, a Central air extract with heat recovery (MVHR), solar photovoltaic roof panels and an 'A' energy rating.

On arrival, a large private parking and turning area to one side leads to a covered porch where a glazed panelled door opens into a light and spacious reception hall which is open plan to an impressive living space, full of natural light. With a vaulted ceiling, limed oak effect porcelain tiled floor and windows and glazed doors to outside, there are far reaching views to the Black Mountains. With clean lines, a well-planned kitchen lies at one end with marble effect working surfaces, plenty of cupboard space, soft close drawers, and a central workstation. Complimented with a range of built in appliances including a Miele oven and separate microwave, Miele induction hob, Bosch dishwasher and both a full height fridge and separate freezer, the kitchen is well equipped for even the keenest cook. Large, glazed doors also open directly onto a sun terrace ideal for al fresco dining. The remaining living space offers a space for sofas, connection point for a flat screen TV, wall lights, and fitted

window blinds. Access can also be gained to a good-sized cloakroom and useful roof store with clever concertina ladder.

A separate sitting room then offers a quieter space to sit and relax with newly fitted carpet and quadruple windows enjoying far reaching views.

From the hall, an attractive open tred staircase leads down to the ground floor, where a hallway provides access to a main bedroom suite with newly fitted carpet, window with fitted curtains and blinds, dressing room and en suite wet room. There are then three further comfortable bedrooms all with views, and a luxury and spacious bathroom with fully tiled surrounds, deep fill bath, separate shower and all the other usual fittings. The house is then supported by a ground floor utility or laundry room.

Outside

The property is approached from a small village lane and then by a drive which leads to one side of the house. There is a large sun terrace, partly covered by a roof canopy, with a glass screen at one end and lovely southerly views. The gardens are then well enclosed and laid to lawn with a lavender border and very useful garden shed store (10' x 8').

Services and Considerations

Mains electricity, water, and drainage
Air source heat pump and solar photovoltaic panels.
Underfloor heating throughout.
Tenure freehold
Council Tax Band E / EPC Rating A 97/113
Mobile Phone Coverage (tbc) / Broadband (tbc)

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.

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.



Ground floor-entrance hall leading off to a separate sitting room







Lower ground floor-main bedroom with three further comfortable bedrooms





Lower ground floor—En suite and dressing room to master bedroom and utility room



Directions

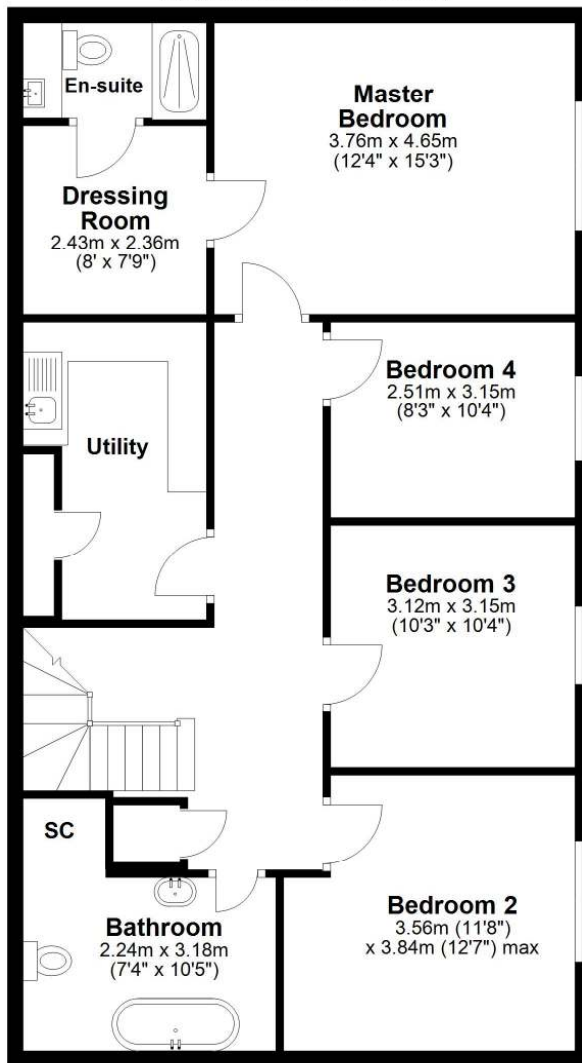
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From Hereford take the A465 towards Abergavenny and proceed for approximately 12 miles. At Pontrilas turn right into Ewyas Harold and continue into the village. Proceed past the village hall and over the bridge before turning immediately left. Go past the doctor's surgery and turn at the Temple Bar. After passing the school, bear left and proceed up the hill and The Willows will be found on the right-hand side.



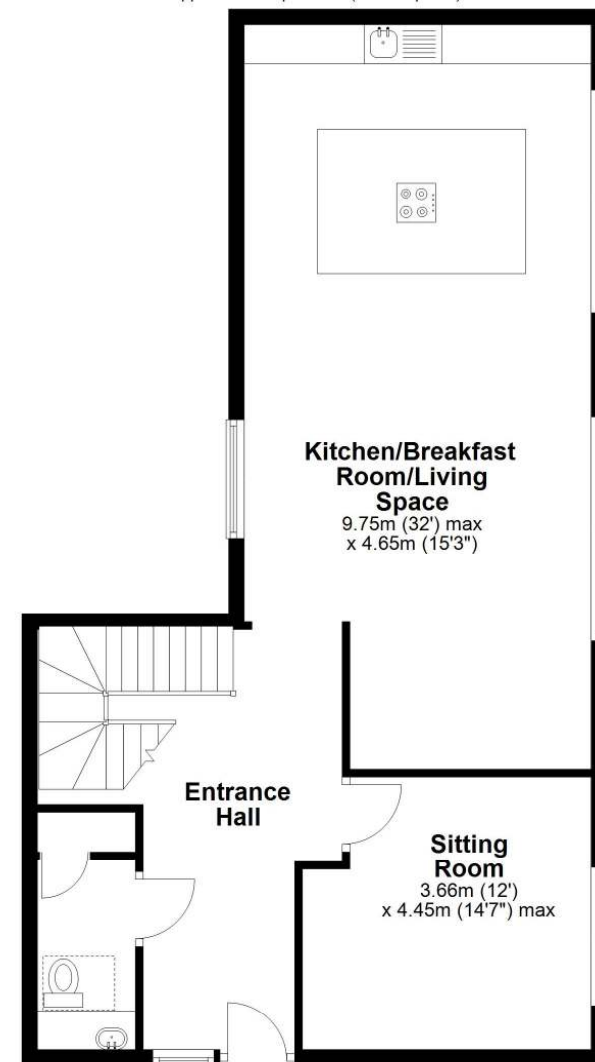
The Willows - Lower Ground Floor

Approx. 91.3 sq. metres (982.7 sq. feet)



Ground Floor

Approx. 78.5 sq. metres (845.4 sq. feet)



Total area: approx. 169.8 sq. metres (1828.1 sq. feet)

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

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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.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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