



ALMA COTTAGE  
Ewyas Harold HR2 0EZ



Forming part of this thriving and sought after village, a very attractive detached Victorian cottage offers adaptable living space throughout, all within a short walk of a number of local amenities.

**Guide Price £485,000**



#### **Situation and Description**

The much sought and thriving village of Ewyas Harold offers a range of facilities which include a village shop and post office, a primary school, a veterinary surgery, a doctors' surgery, two pubs, a community centre, a fish and chip shop and more. For those who enjoy outdoor pursuits the Black Mountains are within easy reach and there are some lovely nearby walks on Ewyas Harold common. More extensive facilities can then be found at the market town of Abergavenny and the cathedral city of Hereford.

Alma Cottage itself lies close to the heart of the village and is a delightful and attractive period property, which is full of character and charm. Offering versatile accommodation throughout, it uses every inch of space with four/ five bedrooms laid out over three floors, including two attic bedrooms. At the rear of the house a very large family/living room is a fantastic space, whilst other benefits include oil-fired central heating, fitted carpets and lots of outside storage, along with a home office.

On arrival, a front door leads into a small entrance hall with decorative tiled floor and door to a sitting room, with double glazed window overlooking the gardens, fireplace, recessed shelving and painted floor (this room currently doubles as a ground floor bedroom). A separate dining room also overlooks the gardens and includes a fireplace, fitted bookshelves and an open doorway into a split-level kitchen/breakfast room. With a fitted dresser, shelving, and fitted cupboards, there is plenty of storage space on offer, along with a breakfast bar, fitted Leisure 5-ring cooker, single drainer sink, and space for washing machine and tumble dryer. A good-sized front porch then has a door to the gardens and houses an oil-fired Worcester boiler and allows access to a useful cloakroom. A rear hall provides direct access to the parking area and to the main living/ family room, which is a fantastic space and includes a vaulted ceiling, wood burner, fitted carpet, radiators and glazed doors to outside.

From the entrance hall, a staircase leads up to a first-floor landing where there are two charming double bedrooms, one having fitted wardrobes and an original fireplace, and both having views over the gardens. At one end of the landing, there is a good-sized and comfortable family bathroom, which

offers both a bath and separate shower cubicle. An enclosed staircase then leads up to a second floor, where there are two further stylish attic bedrooms, both having vaulted ceilings, dormer windows, roof lights and access to plenty of under eaves storage.

#### **Outside**

Alma Cottage is approached from a small lane by its own useful parking area which lies to the rear of the main house and provides space for two cars. From here a pathway leads round to a small private decked area with direct access to the living room.

The main gardens then lie to the front of the cottage and are well enclosed on all sides and include a lawned area with mature cherry trees. At one end of the garden there is covered space and decking, ideal for a barbecue and a useful home office and a number of garden stores.

#### **Services and Considerations**

Mains electricity, water and drainage. Oil fired central heating.

Tenure: Freehold

Council Tax: C

EPC Rating D 55/75

Mobile Phone Coverage 4G

Broadband Fibre

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.





Hallway leading through to dining room and kitchen/breakfast room





Family/living room and sitting room/bedroom





First floor – two bedrooms with supporting bathroom





Second floor – two further bedrooms





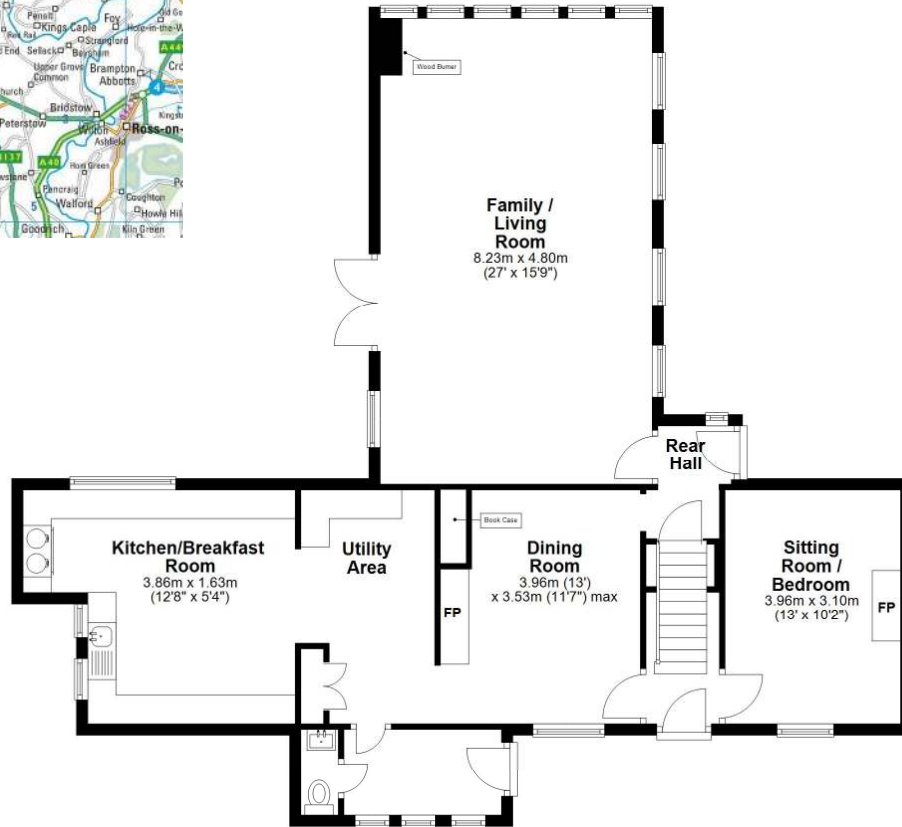
**Directions**

[///sands.sleeps.funky](http://sands.sleeps.funky)

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 bear right after the bridge and continue up the hill for a short distance, before turning sharp left into Dark Lane. Alma Cottage will then be found on the left-hand side with parking space at the rear.

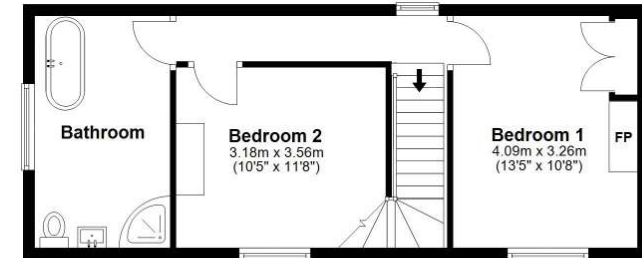
**Alma Cottage Ground Floor**

Approx. 97.6 sq. metres (1050.6 sq. feet)



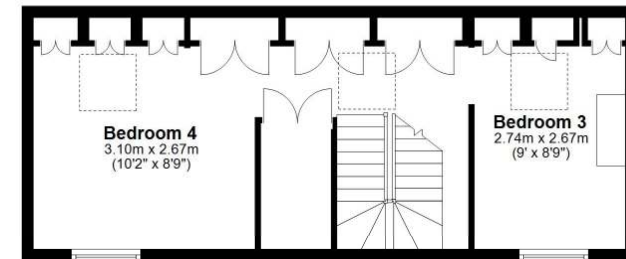
**First Floor**

Approx. 42.6 sq. metres (458.9 sq. feet)



**Second Floor**

Approx. 36.5 sq. metres (392.8 sq. feet)



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