



GARWAY

Guide price £625,000



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UPPER DEMESNE

The Turning, Garway, Herefordshire HR2 8RJ



Detached 1840's house in sought after village location
Rolling countryside views
Character throughout

Nestled in the picturesque countryside of Herefordshire, Garway is a charming rural village known for its rich history, stunning landscapes, and close-knit community. Surrounded by rolling hills, lush farmland, and scenic walking routes, Garway offers a tranquil retreat for nature lovers and those seeking a slower pace of life.

The village boasts a fascinating heritage, with the historic St. Michael's Church, known for its links to the Knights Templar, standing as a testament to its medieval past. The area also features Garway Hill, a popular spot for walkers, offering breathtaking panoramic views of the surrounding countryside and beyond.

Despite its peaceful setting, Garway is conveniently located within easy reach of larger towns such as Ross-on-Wye, Monmouth, Abergavenny and Hereford, providing access to a wide range of amenities, shops, and services. The community spirit in Garway is strong, with local events, a welcoming village hall, and a cosy pub adding to the village's charm.

Ideal for those who appreciate the beauty of rural living, Garway combines a sense of history with modern convenience, making it a delightful place to call home.



STEP INSIDE

Guide price
£625,000



KEY FEATURES

- Three-bedroom 1840's detached house
- Characterful features throughout
- Sought after village location
- Views over the Herefordshire and Monmouthshire countryside
- Ground source heat pump and solar panels
- Driveway parking for two vehicles





Upon entering Upper Demesne, you are greeted by a charming stable door leading into a characterful, farmhouse-style kitchen. This space features solid wooden units with work surfaces above, sash windows overlooking both the rear and side aspects, exposed wooden ceiling beams, a Belfast sink, and room for a range cooker. The kitchen offers space for a dining table and chairs, making it ideal for family gatherings. A door from the kitchen leads to the inner hallway, while another opens into the dining room.

The dining room is generously sized and filled with character, boasting double glazed windows to the front and side, oak flooring, exposed beams, and a fireplace in a cosy sitting area. A full-width storage area with a wooden top adds a practical yet stylish feature.

A stained-glass door leads to the sitting room, which continues the home's character with oak flooring and a stunning fireplace housing a log burner. The sitting room also features two double glazed windows with countryside views and a door that opens to the front patio garden area.

From the sitting room, a doorway connects to the inner hallway, which has tiled flooring, a window with a deep feature sill to the rear aspect, and stairs to the first floor with an understairs storage cupboard. The hallway also provides access to the cloakroom and the utility room, with tiled flooring, an additional sink, and plumbing for a dishwasher as well as a washing machine.

Upper Demesne is an extremely efficient home to run, equipped with a ground source heat pump and solar panels, ensuring sustainability and cost-effective energy use. The solar panels includes full feed in tariff payments until 2036. Currently approximately £2,000 per year and index linked.



The first floor features three double bedrooms (with a fourth room off the main bedroom), a family bathroom, and a spacious landing with room for an office area.

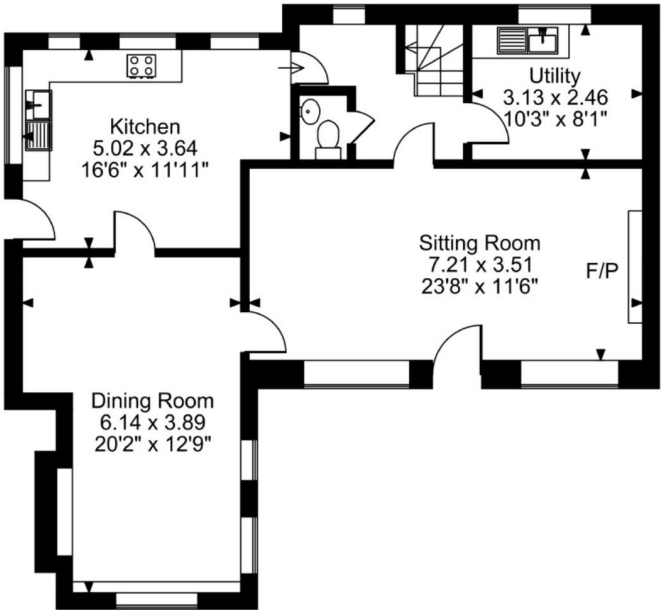
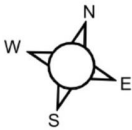
The principal bedroom boasts windows to both the front and side, offering far-reaching views, wooden floorboards, a feature tiled fireplace, and a versatile additional room. This extra space can serve as a dressing room, nursery, home office, or reading nook, also with front-facing views. The additional room has built-in cupboards and a feature fireplace.

Bedroom two has a large walk-in wardrobe, exposed wooden floors, two windows with front-facing views, recessed shelving, and loft access.

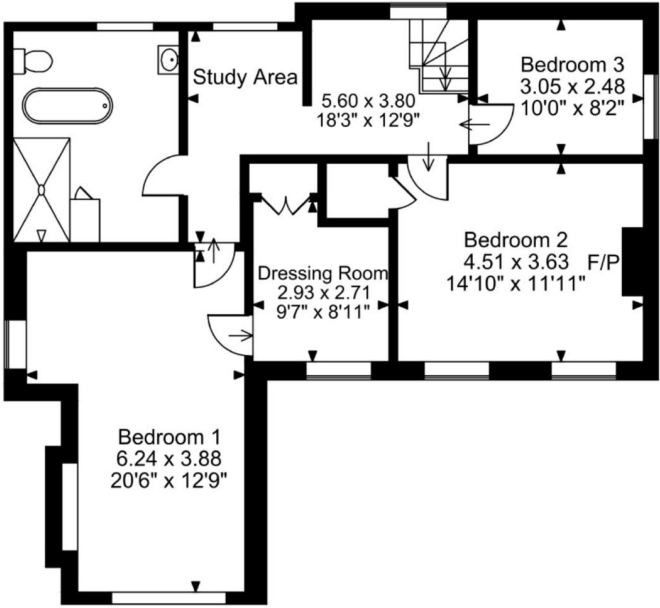
Bedroom three has a fireplace and double glazed casement window to the side aspect and exposed wooden beams.

The family bathroom is beautifully appointed with a roll-top bath, separate shower cubicle, WC, and washbasin.

Upper Demesne, Garway, Hereford
Approximate Gross Internal Area
1762 Sq Ft/164 Sq M



Ground Floor



First Floor

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The position & size of doors, windows, appliances and other features are approximate only.
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At the front of the property, you'll find a raised patio area and driveway parking for two vehicles.

The rear garden has been thoughtfully landscaped, featuring a patio area ideal for entertaining family and friends. Steps lead up to a lawned section surrounded by a variety of mature shrubs, trees, and vegetable patches, creating a charming and functional outdoor space. To the top of the garden there is a level area ideal for sitting during the summer months and looking out over the landscaped garden.

AGENTS NOTE:

- The property benefits from solar panels (owned) and a ground source heat pump. The solar panels include full feed in tariff payments until 2036. Currently approximately £2,000 per year and index linked.
- The septic tank is located on a neighbouring property and is covered by an easement.

INFORMATION

Postcode: HR2 8RJ
Tenure: Freehold
Tax Band: D
Heating: Ground Source
Heat Pump
Drainage: Private
EPC: TBC

STEP OUTSIDE



DIRECTIONS

From Monmouth, head towards Welsh Newton via The Buckholt. At Welsh Newton Village Hall, turn left towards Garway and follow the road where Upper Demesne will be found after 4.5 miles on your right-hand side.



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