



Caemain
Ewyas Harold | Hereford | Herefordshire | HR2 0ES

SELLER INSIGHT

“

We purchased this field site situated in the middle of the village in 1972. We were a young family and came here for local employment, my wife with the nursing services and I with the County Council. We have never regretted our decision over the 50+ years we have been here. The field where the house was built was called Little Caemain, (which means little narrow field/meadow in Welsh) and almost all fields locally were named. Our home here is delightfully situated with outstanding views to the front and to the rear is a generous sized lawn with a glass covered terrace with seating and power points overlooking the Dulas Brook. The house has been regularly upgraded to meet present day standards of heating and insulation including solar water panels, p.v. generation panels and air source heat pumps. The energy rating is efficiency rating grade C. Our home here is perfect for a comfortable living, and offers the opportunity for anyone wishing to work from home.

We now have to leave to be closer to our family in Wiltshire and are confident we can hand over Caemain to new owners who will be happy here in this part of beautiful Herefordshire.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



KEY FEATURES

- Individually designed and spacious family home
- Located in the popular village of Ewyas Harold
- Generously sized rooms with much light
- Countryside views to the front and rear aspects yet within level walking distance of the village centre
- Bordered by a beautiful babbling brook with riparian rights and riverside terrace with glass roof and lighting
- Large, level gardens with lawns and mature planted borders
- Double garage, parking and separate workshop/outbuildings
- Solar panels, air source heat pump and electric vehicle charging point
- Circa 12 miles from Abergavenny and Hereford, both with excellent transport links



GROUND FLOOR

Step into the entrance porch via glazed front doors which open into a light, spacious and welcoming entrance hall with stairs rising to the first floor, W.C. and a useful cupboard for coats. From the entrance hall are doors to the principal ground floor rooms; Sitting Room, Morning Room, Study, Dining Room and Kitchen/breakfast room. The sitting room has a feature marble fireplace housing a multi fuel stove, windows to the front with views and glazed doors which open onto the terrace. Adjoining the sitting room is a study and a large storage cupboard. On the opposite side of the entrance hall from the sitting room, is the dining room with ample space for a large dining table and furniture, windows to the front with an open aspect across fields. To the rear of the entrance hall is the morning room, with windows to the rear and south facing glazed doors to the side, a perfect room to enjoy a morning cup of coffee. This room would also make an idea hobby room/playroom or television room. To the rear of the house, adjoining the morning room, is the modern, comprehensively fitted kitchen/breakfast room with a range of cream coloured cupboards, veneered worksurfaces and integral appliances. The ground floor is completed by a useful utility room accessed from the kitchen. The double garage adjoins the dining room and can be accessed via an internal door from the kitchen, whilst the house already offers ample, flowing accommodation to the ground floor, the garage could, subject to the relevant consents, be incorporated as further living space or perhaps, an annexe.







FIRST FLOOR

From the entrance hall is a wooden staircase which leads to the first floor landing providing access to 4 double bedrooms and a family bathroom. The principal bedroom has dual aspect windows, an ensuite shower room and a built in wardrobe. Another of the bedrooms has dual aspect windows, also with views to the rear, the other two bedrooms are located to the front of the house, all bedrooms benefit from built in wardrobes and views over open countryside.

Also accessed from the landing is a useful insulated loft room.





OUTSIDE

The house is approached from the road onto a large driveway with parking for several vehicles and access to the double garage which can be opened manually from the inside or via remote externally, it also has an electric car charging point.

The house is set back on the plot with a generous, pretty garden to the front with a circular lawn, feature stone flower bed with stone surround and millstone and a period wrought iron lamppost. The driveway continues to the side of the garden where behind the garage, is a workshop and storeroom. The lawns continue from the front garden to the side and rear garden, all immaculately kept bordered by mature hedges, plants and specimen trees. The rear garden is again laid to lawn with a porcelain terrace immediately adjoining the rear of the house and the far boundary has the Dulas Brook set below the level of the garden. A raised decked area has been thoughtfully positioned behind the workshop to not only provide privacy but also to sit and enjoy peace, tranquillity and the sound of the brook below and the wildlife which include; kingfishers, woodpeckers, dippers and coots to name a few. To the far side of the rear garden is an attractive semi circular stone terrace with a bench, another perfect spot to enjoy the garden and sounds of the brook. The mature and level gardens wrap around the house to the front, side and rear. On the opposite side of the grounds, approached on the left of the driveway and to the side of the garage and workshop, is a large and productive vegetable garden and orchard which can also be accessed via a 5 bar metal gate from the road, the orchard includes apple trees, pear trees, plum trees and blackberry and raspberry bushes. This area of ground has lapsed outline planning consent for one additional dwelling.

Parking and Access: Ample parking is available on the private driveway with further parking in the double garage. The driveway is lit by a number of PIR lights.







LOCAL AREA

Located in the sought after village of Ewyas Harold within the Golden Valley, Herefordshire, near to the Welsh border. The village is circa 12 miles equidistant between the City of Hereford and the historic town of Abergavenny. There are excellent rail and road links for commuting from both Abergavenny and Hereford. The village itself lies on the Dulas Brook and is named after Harold, son of Ralph the Timid, Earl of Hereford, only the motte of the original Ewyas Harold Castle remains. The village itself boasts a thriving community and amenities which include: a well regarded primary school, post office, doctors, vets, two public houses, a butchers and a fish and chip shop. There is also a large recreation ground which includes a children's play area, a football pitch, and a cricket pitch and Ewyas Harold Common. The location offers excellent access to the Offa's Dyke Path, Herefordshire Trail, Marches Way and Pilgrims Way and on the outskirts of Abergavenny, the Brecon Beacons National Park (Bannau Brycheiniog), Sugar Loaf, Skirrid and Blorengre Mountains and the Monmouthshire and Brecon Canal. Both Hereford and Abergavenny offer a further wider range of amenities including individual shops, major retailers, supermarkets and general hospital. Hereford offers a Cathedral school as well as a well regarded sixth form college. Abergavenny has several well regarded restaurants and is now well known for the annual Food Festival.

DIRECTIONS

From Abergavenny take the A465 towards Hereford and follow the road for approximately 11 miles crossing over the river bridge (traffic light controlled) into the Country of Herefordshire towards Pontrilas. After passing Pontrilas timber yard/ sales depot on the left hand side, take the left hand turning (immediately after a small terrace of houses) signposted B4347 Ewyas Harold. Follow this road, passing Memorial Hall on the right hand side and continue for approximately half a mile, passing the turning for Old Shoppe Lands on the left. Caernarfon will be found on the right hand side.



INFORMATION

Price: Offers in Excess of £800,000

Local Authority: Herefordshire County Council

Council Tax Band: E. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We understand that the property is connected to mains electricity, water and drainage. Electric central heating system via an air source heat pump. Air conditioning to ground floor and landing. Solar and PV panels. Electric charging point in the garage.

Broadband: Standard, ultrafast and superfast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodafone are likely to be limited indoor but likely to be available outdoors. Please make your own enquiries via Ofcom.

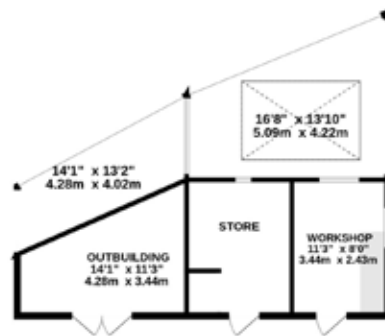
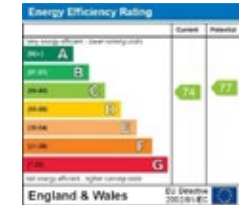
Title: The house is currently unregistered but will be registered upon successful completion of a sale.

Agent's Notes: The boundary for Caernarfon goes to the middle of Dulas Brook, the property has Riparian rights for the stretch of brook within its boundary.

The property has cavity wall construction throughout and this includes the garage and the garden storage areas.

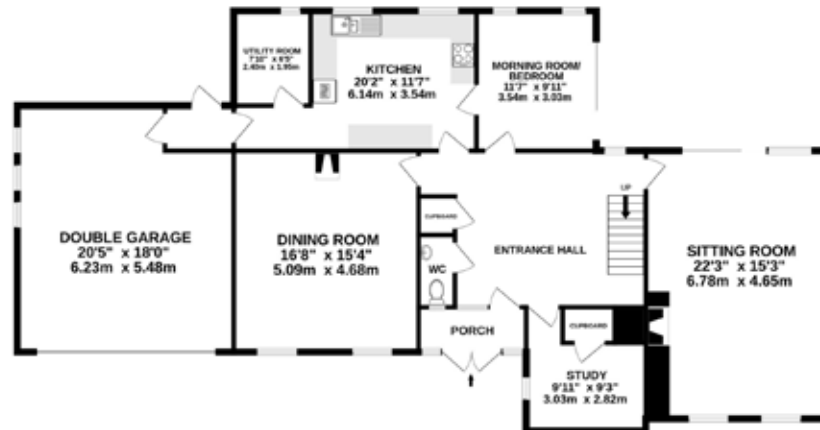
Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

Scan to view video
of the house



GROUND FLOOR
2230 sq.ft. (207.2 sq.m.) approx.

1ST FLOOR
1245 sq.ft. (115.6 sq.m.) approx.



CAEMAIN, EWYAS HAROLD, HEREFORD, HR2 0ES

TOTAL FLOOR AREA : 3475 sq.ft. (322.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FINE & COUNTRY



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*We value the little things
that make a home*

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FOUNDATION



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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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