

CHRISTIE

RESIDENTIAL

SEATON HOUSE, EWYAS HAROLD,

HEREFORD, HR2 0ES

PRICE £498,000





ABOUT THIS PROPERTY

A beautifully presented four bedroom detached house situated in the thriving village community of Ewyas Harold, located midway between the market town of Abergavenny and the Cathedral City of Hereford. Substantially improved by the current owner, the property affords generous accommodation throughout. The ground floor comprises an entrance hall that leads through to the 19' lounge which is open to a separate dining room with patio doors. Both of these rooms enjoy fabulous views out over the garden and the open fields and hills beyond it. In addition, there is a fitted kitchen/breakfast room with separate utility room and a recently refurbished downstairs shower room. There is also an integral single garage accessed via double timber doors, that has been insulated and plastered, and therefore offers the possibility for formal conversion. Upstairs there are four double bedrooms including a principal bedroom with en-suite shower room, and a sumptuous four piece family bathroom. An open aspect and delightful views are again a feature, particularly from the rear bedrooms. It should also be noted that there is also a 34' attic, with standing height and light.

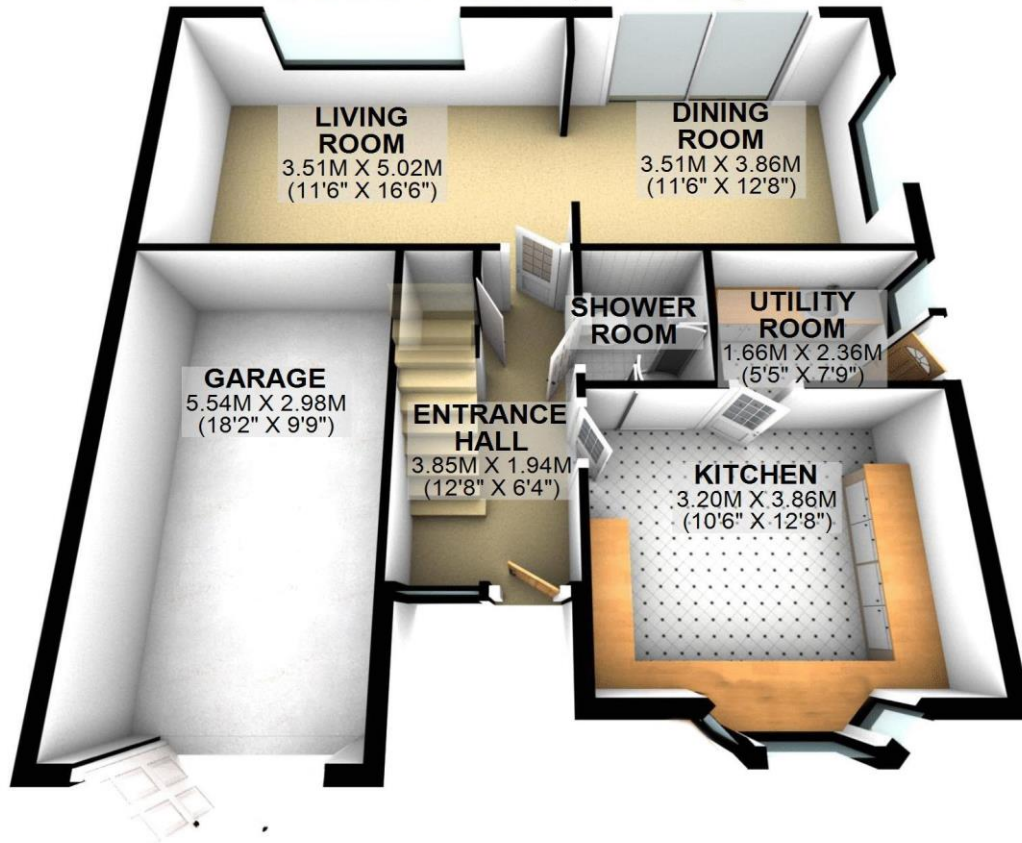
The property is set back behind a driveway providing parking for four cars which has been fenced for privacy. As successful as the internal refurbishment of the property has been, it is more than matched by the exceptional landscaping and planting undertaken in the front and rear gardens. Both have been planted with a dizzying array of established bulbs and perennials, while also being designed for ease of maintenance with built up flower beds and gravel paths. The front garden includes a workshop with power, and a fish pond beside which is a seating area for two, ideally positioned to enjoy the view across the adjacent field. A section to the side of the house includes a timber seating nook, with a pathway leading through a trellis to the fabulous rear garden. This comprises a patio to the fore, and an area of lawn next to which is an array of beds, borders and a water feature. In the far corner there is a green house and potting shed while in the other corner the owner has recently added a large deck providing a perfect vantage point to appreciate the views that are so much a feature of this delightful home.

The village of Ewyas Harold offers a perfect blend of village community, local amenities and access to nature. It is well served by two local pubs, fish and chip shop, award winning butchers, primary school, doctors and village shop. There is also a community centre which offers regular events and activities. The countryside is moments away with Ewyas Harold common offering delightful walks while the Black Mountains and Golden Valley are within easy reach.



GROUND FLOOR

APPROX. 76.5 SQ. METRES (823.9 SQ. FEET)



FIRST FLOOR

APPROX. 71.5 SQ. METRES (769.9 SQ. FEET)



TOTAL AREA: APPROX. 148.1 SQ. METRES (1593.7 SQ. FEET)



DIRECTIONS

Heading north on the A465 from the Hardwick Roundabout, Abergavenny towards Hereford, continue for 12.2 miles and turn right into Pontrilas Road (B4347). Continue for 0.4 miles and the property can be found on the right hand side, the first house after passing Ewyas Harold Memorial Hall.

USEFUL INFORMATION

COUNCIL TAX: Band D. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an oil fired heating system and that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 40 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.