



Salcombe House, Ewyas Harold, Hereford, HR2 0ES



Salcombe House
Ewyas Harold
Hereford
HR2 0ES

Summary of features

- Detached period house.
- Heart of popular village.
- Large workshop/garage.
- Nice garden backing onto field.

Asking price £400,000

Description

A detached period house which is set in the heart of this popular village between Hereford and Abergavenny. The property comes to the market for the first time in ninety years and although, requires some updating it has all the potential to form a very appealing family home. One of its many features is the substantial workshop/garage which offers opportunity and potential for a variety of different uses subject to planning.

There is excellent parking and attractive mature gardens which back onto open fields.

Accommodation itself is oil fired central heating, has some double glazing and briefly comprises Reception Hall, Sitting Room and Dining area, further Living Room, Kitchen and to the First Floor, four bedrooms and a Family Bathroom.

A closer inspection is recommended.

Situation

Ewyas Harold is a much favoured and served village in South Herefordshire approximately mid-way between Hereford and Abergavenny. The village's excellent facilities include two butchers, church, shop, village hall, primary school, doctor surgery and of course many enjoyable walks around surrounding countryside.

Accommodation in more detail as follows:

Accommodation

Canopy Porch

With part glazed front door leads to –

Reception Hall

With stairs up, radiator, understairs cupboard and doors off to –

Sitting Room

Having double glazed bay to the front, fireplace with timber surround and mantle, radiator. Opening through to –

Dining Area

With radiator and double-glazed window.

Cloakroom

WC low flush suite, wash hand basin, double-glazed window and oil-fired central heating boiler.

Kitchen

Having a range of base and eyelevel units, work surface area, stainless steel sink and drainer unit, fridge and cooker space, double glazed UPVC door to outside, double glazed window and plumbing space for washing machine.

Living Room

Having double-glazed bay window, brick fireplace with hearth, alcove cupboard and radiator.

First Floor

From the Reception Hall, stairs lead to the First Floor.

Landing

With double-glazed window and radiator.

Bedroom One

Having two double-glazed windows, old fireplace, radiator.

Bedroom Two

Having two double-glazed windows, fitted wardrobes and radiator.

Bedroom Three

Having radiator and double-glazed window.

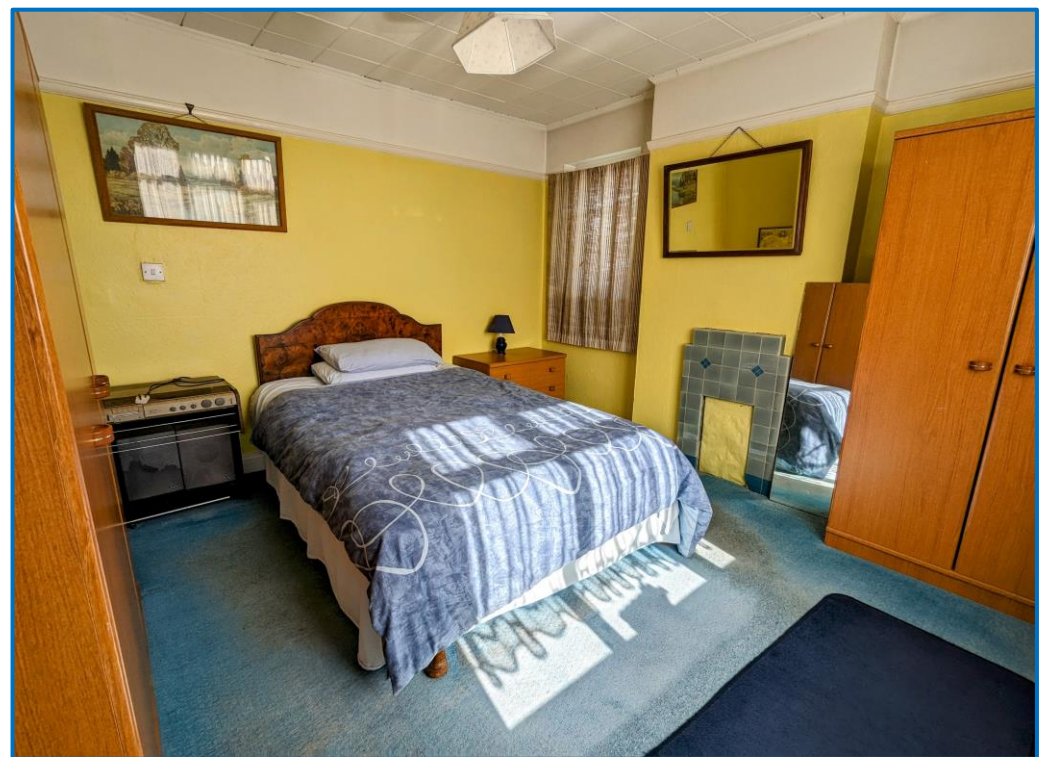
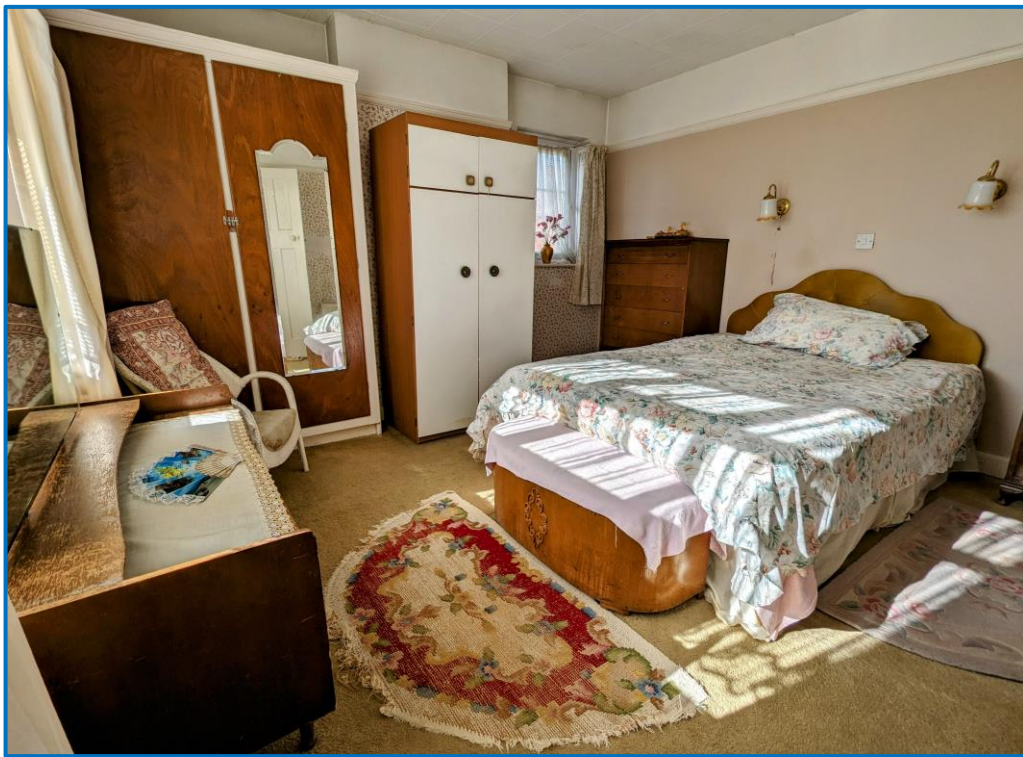
Bedroom Four/Shower Room

Originally the fourth bedroom but has been utilised as a shower room. Having shower cubicle, airing cupboard housing hot water cylinder and double-glazed window.

Bathroom

Comprising bath, WC low flush suite, face wash hand basin, fitted cupboard, double-glazed window and radiator.





Outside:

To the front of the property there is a wide hard standing area providing excellent parking for a number of cars and in turn, gives access to the large workshop garage.

Workshop Garage

Having double doors, windows and offering lots of potential for a variety of uses, subject to any planning.

There are also some useful adjoining out sheds which are accessed off the side passageway.

The Gardens

Formal level garden area with mature trees including Magnolia and fruit and adjoin open farmland. There is a brick out shed.

Services:

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

Tenure:

Freehold.

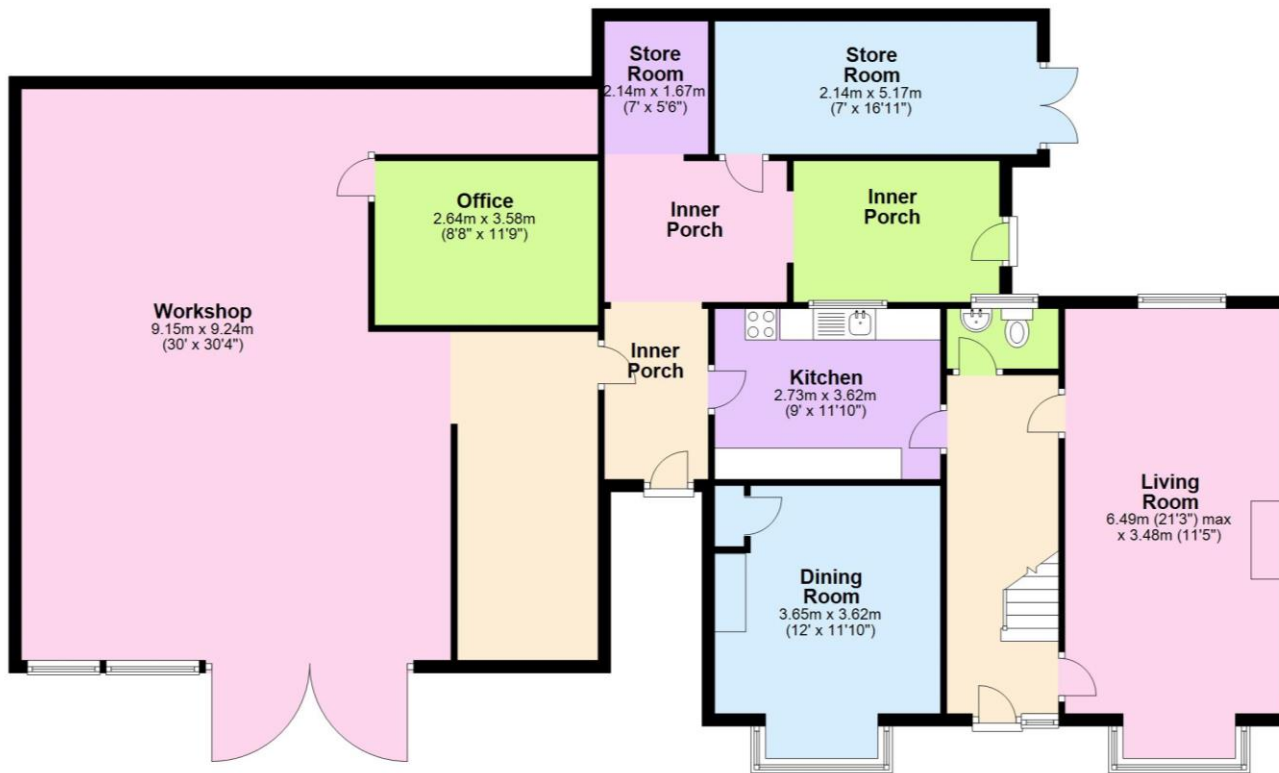
Directions:

From Hereford, leave south on the A465 as if going towards Abergavenny. After approximately twelve miles. Take the right turning to Ewyas Harold village, passing the village hall and next to the garage on the right the property will be seen as denoted by the Agents 'For Sale' sign.

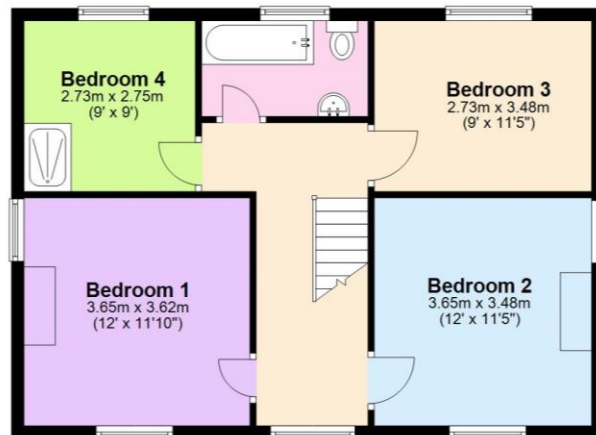




Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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