



Stone House, Ewyas Harold, Herefordshire, HR2 0EU



**Stone House
Ewyas Harold
Herefordshire
HR2 0EU**

Summary of features

- Detached period house
- Heart of popular village
- Off road parking and garden
- 4 Bedrooms
- 35ft living/dining room
- Motivated vendor

Asking price £510,000

Description

This charming four-bedroom detached property, sits in the heart of the popular village of Ewyas Harold. Dating back to the 1850's, the property has many original features which include, exposed beams, stonework and decorative fireplaces. With off street parking and a large garden surrounded by wildlife and a 35ft living/dining room, this is a property not to miss out on!

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, two public houses, shop/Post Office, village hall, primary school, doctor surgery and of course many enjoyable walks around surrounding countryside as well as a regular bus service to Hereford and Abergavenny.

Accommodation

The accommodation comprises: Living/dining room, Kitchen, Study, WC, Landing, 4 bedrooms, two en-suites and a family bathroom.

Living/Dining Room

Measuring 35ft in length, this impressive room features windows overlooking the front garden and a fireplace with oil fire stove. This room also gives access to the kitchen and first floor accommodation.

Kitchen

With matching wall and base units, integrated electric oven with gas hob, window to the rear and access to both the study and rear of the property.

WC

Brand new and fitted with toilet and wash hand basin.

Study

Which could be utilised in various ways and has a window to the rear.

First Floor

Landing

Which gives access to all bedrooms, a window to the rear and storage cupboards.

Bedroom One

With fitted wardrobes and cupboards, vaulted ceiling and decorative fireplace.

Bedroom Two

Which has a stone feature chimney with a vaulted ceiling, wooden beams and access to the loft space.

Bedroom Three

Also a double bedroom with decorative fireplace and benefits from an en-suite shower room with shower cubicle, WC and wash hand basin.

Bedroom Four

Is a large single room and has an en-suite shower room with shower, WC and wash hand basin.

Family bathroom

Is fitted with a white suite comprising; corner bath, WC, wash hand basin, tiled splash back and floor and benefits from underfloor heating.







Outside:

The property provides off-road parking for multiple vehicles and the good large rear garden is enclosed. There is a patio area with pergola over and an outbuilding with light and power which would make an ideal home office.

Services:

Oil fired central heating, mains water and electricity. Mains Drainage is connected to the property.

Herefordshire council tax band – E

Tenure:

Freehold.

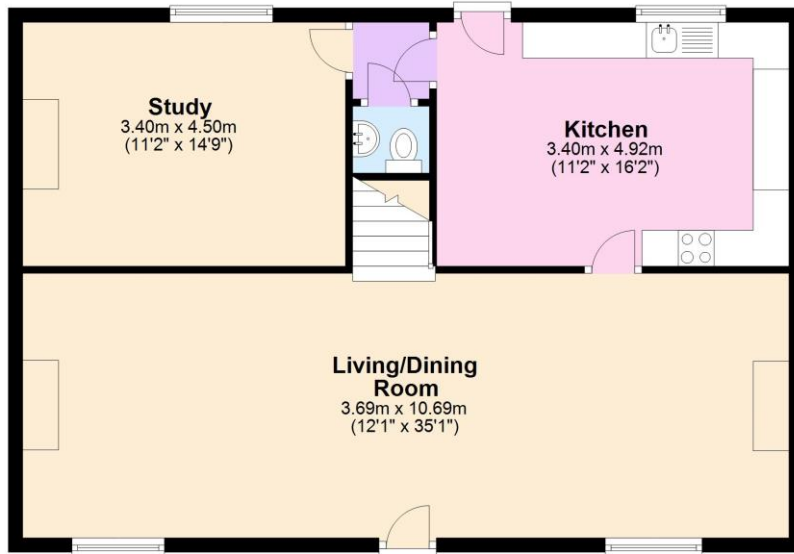
Directions:

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 through the village taking a left towards the Temple pub, the property can then be found shortly after on the left-hand side.



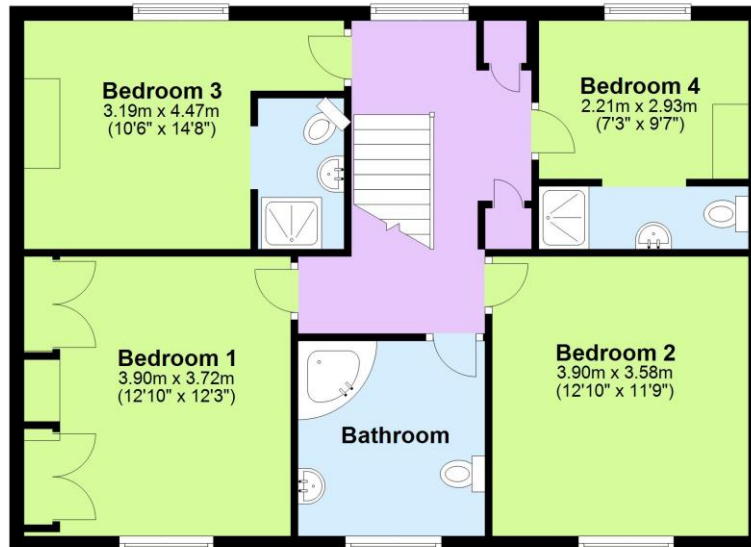
Ground Floor

Approx. 76.9 sq. metres (828.1 sq. feet)



First Floor

Approx. 72.7 sq. metres (783.1 sq. feet)



Total area: approx. 149.7 sq. metres (1611.2 sq. feet)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		