



The Beeches
Broad Oak | Hereford | HR2 8QY

FINE & COUNTRY



Step inside

The Beeches

Guide price £650,000

Situated in the delightful village of Broad Oak, this charming detached cottage offers a wonderful location with gorgeous westerly views towards the Welsh mountains, well maintained gardens and spacious internal accommodation.

The house itself comprises living room, sun room, kitchen, dining room and utility to the ground floor, with four bedrooms and a family bathroom to the first floor.

The property sits within a generous plot of close to a third of an acre, with flat lawns, a detached garage-workshop, plenty of parking and truly unbeatable views.

Broad Oak is a sought-after village, offering a local shop, with a primary school, village pub and village hall roughly a mile or so down the road in the village of Garway. There is easy access to the market towns of Ross-on-Wye and Monmouth, as well as the cathedral city of Hereford, all of which offer a fantastic array of schooling, leisure and shopping facilities.

Step inside

A porch at the front of the property leads into the entrance hall, with brick feature fireplace, staircase to first floor and storage cupboard beneath.

From here, you enter a beautiful, spacious lounge, with window to front aspect and open fireplace, and an archway leading into a more recently constructed sun room, with atrium style roof and a pleasant outlook over the gardens

The kitchen is spacious and well presented, and features a three door Aga oven with double hotplates, ample storage units with black granite worksurfaces, Belfast sink, plenty of windows to maximise light and space for a dining table.

From the kitchen you have access to an additional reception room, which could work well as a formal dining room, home office or children's playroom. There is also access into a separate utility room with additional storage space and access outside.



To the first floor landing, you have access to four double bedrooms. The principle bedroom offers a walk in storage cupboard and a rear aspect, bedroom two is another spacious double with built in wardrobes and rear aspect.

The third bedroom is currently set up as a home office, but with plenty of space for a double bed and furniture, window to front aspect.

Bedroom four looks out to the front of the house, with alcove and fitted shelving.

The family bathroom is tastefully finished, with a roll top claw foot bath, corner shower cubicle with attractive tiling, wash basin, heated towel rail and engineered oak flooring.







Step outside

The Beeches

The property enjoys a plot of almost a third of an acre, comprising a large area of flat lawn, fringed by beautiful mature shrubs, with a grand old oak tree to the bottom end of the garden. From here, there are incredible west facing views, taking in sweeping vistas of the Skirrid and Hay Bluff.

To the rear of the house is a delightful enclosed courtyard, which captures plenty of sun during the afternoon. From here there is also access to an outside W.C.

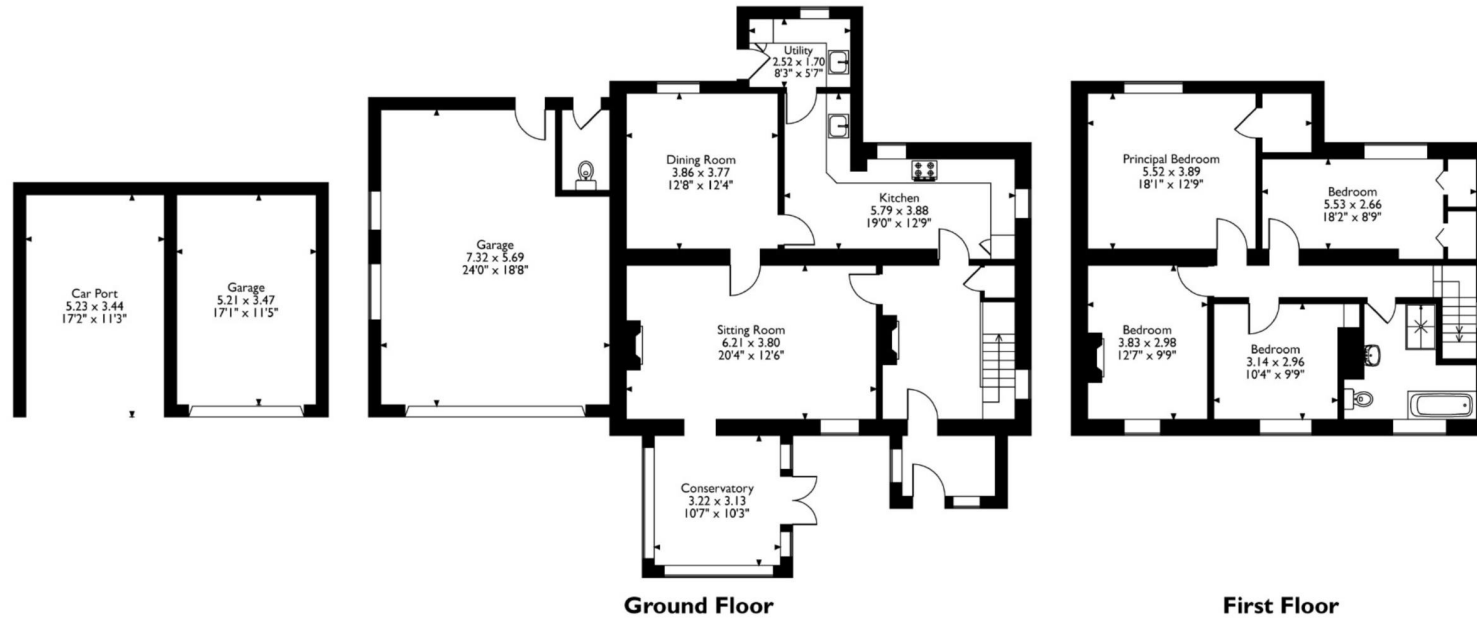
The gated driveway offers parking for numerous vehicles, with a recently constructed detached timber garage, with one enclosed bay and one open fronted bay. The enclosed bay could easily be re-purposed as a workshop or storage room. In addition, there is another garage attached to the house, which offers fantastic conversion potential, subject to the relevant planning permission.

DIRECTIONS

From Ross-on-Wye, head north towards Hereford on the A49. After around 3/4 miles, take the left hand turning signposted Abergavenny, B4521 and continue to the St Owens Cross. Go straight over the crossroads and continue to a second crossroads go straight over again and continue until you reach the village of Broad Oak. Upon reaching the village, look out for a right hand turning shortly after the petrol station signposted Potrilas/Kentchurch/Garway. Take this turning and continue for a short distance where the property can be found on the left hand side.



Approximate Gross Internal Area
 Main House = 163 Sq M/1754 Sq Ft
 Garage = 60 Sq M/646 Sq Ft
 Total = 223 Sq M/2400 Sq Ft

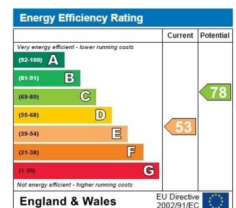


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR2 8QY | Tenure: Freehold | Tax Band: E | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





Fine & Country
Tel: 01989 764141
ross@fineandcountry.com
52a Broad Street, Ross-on-Wye, HR9 7DY

