



High House Garway Hill, Hereford, HR2 8EY



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Hereford
HR2 8EY**

Summary of Features

- Sought after rural location
- Countryside views
- Detached characterful home
- Three bedrooms
- Two reception rooms and study
- Various outbuildings
- Three acres

Price Guide £550,000

Nestled in the picturesque countryside of Garway Hill, Herefordshire, this charming detached home offers a wonderful balance of comfort, character, and rural living. Featuring three well-proportioned bedrooms and two modern bathrooms, the property is ideal for families or those seeking a peaceful retreat. Two spacious reception rooms provide flexible living and entertaining space, while ample parking for multiple vehicles adds everyday convenience. Set in a highly desirable rural location, the property enjoys stunning panoramic countryside views and a wonderfully tranquil setting. The home also benefits from a range of useful outbuildings, offering excellent potential for storage, workshops, or creative space. The grounds extend to approximately three acres, providing plenty of room for gardening, recreation, and enjoying the surrounding landscape, with further potential for additional land if desired.

Location

The property is situated beneath Garway Hill, approximately 12 miles south of Hereford, 15 miles north-east of Abergavenny, and around 10 miles from both Monmouth and Ross-on-Wye. The area benefits from a good road network providing easy access to the surrounding towns and nearby villages. Within approximately 4 miles are several well-served villages, including Ewyas Harold, Pontrilas, Garway, Orcop and St Weonards.

Accommodation

Kitchen/breakfast room

The heart of the home is the kitchen/breakfast room which enjoys an abundance of natural light from three windows with views over two aspects. It is fitted with a range of floor and wall units, including cupboards and drawers, complemented by tiled flooring and tiled splashbacks over the worktops. The room also features a range cooker, space for a dining table and chairs, and an American-style fridge/freezer.

Reception room

The kitchen flows partially open-plan into a reception room, creating a sociable and versatile living space ideal for both everyday family life and entertaining. This welcoming area features a built-in storage cupboard and doors leading to the staircase and a further reception room, while the open layout allows for an

excellent flow of natural light and a seamless connection between the living areas.

Living room

This charming additional living space boasts an exposed brick feature wall with an inset fireplace and stove, a carpeted floor, and a door providing access to the outside.

Study

A versatile study provides the perfect space for home working, reading, or relaxing, and completes the well-balanced ground floor accommodation.

Downstairs bathroom

The bathroom is fitted with a modern white suite and benefits from fully tiled walls, creating a clean and contemporary finish. A panelled bath with shower over provides both practicality and comfort, making the space ideal for family living.

First floor

Bedroom one

A double bedroom the rear aspect window looking over the countryside, space for freestanding wardrobes and bedside furniture.

Bedroom two

Bedroom two is another well-proportioned double bedroom, enjoying a pleasant front aspect window that allows for plenty of natural light while offering an attractive outlook. The room provides ample space for freestanding furniture, creating a comfortable and versatile living space.

Bedroom three

Bedroom three is also a generously sized bedroom featuring a front aspect window, filling the room with natural light and enhancing the bright and airy feel. Offering flexibility for family living, guests, or a home office, the room comfortably accommodates a range of furniture.

Bathroom

The first floor family bathroom is fitted with a white suite comprising a WC, wash hand basin, and panelled bath, providing a practical and well-presented space to serve the household. Bright and functional, the bathroom is ideally suited for modern family living.



Outside

The property sits within approximately three acres of grounds, offering a wonderful sense of space and privacy. The land includes a variety of useful outbuildings, including sheds and a barn, providing excellent storage, workshop potential, or scope for a range of uses subject to requirements. Adjacent to the house is a patio and garden area, perfectly positioned for outdoor entertaining, relaxing, and al fresco dining whilst enjoying the surrounding countryside setting. The property and its grounds enjoy breathtaking far-reaching countryside views in every direction, creating a truly picturesque and tranquil environment. Combining versatile accommodation with extensive outdoor space, this unique home offers enormous potential for a variety of lifestyles.

Services

Mains water and electric are connected to the property.
Oil fired central heating.
Private drainage.

Tenure

Freehold

Council tax band

Herefordshire council tax band - C

Directions

From Hereford, exit the city south on the A49 and continue for 4 miles. Turn right onto the A466 following signs for Wormelow and proceed for 2.5 miles. Turn right into Lyston Lane and continue for 1 mile, then turn right at Orcop Hill and stay on the lane for 2.5 miles, until reaching Bagwylydiart. Turn left, then immediately right and continue for 0.3 miles. At the fork in the road by the church, keep left, where the property can be found on the right-hand side after 150 yards.

Agents notes

Additional land available by separate negotiation.

Anti money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







Sunderlands

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Approximate Area = 1196 sq ft / 111.1 sq m
For identification only - Not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	22	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.