



Red House Farm Pontrilas, Hereford, HR2 0DL



Sunderlands
Residential Rural Commercial



**Red House Farm
Rowlestone
Pontrilas
Hereford
HR2 0DL**

Summary of Features

- Semi detached home
- Three bedrooms
- Three reception rooms
- Countryside views
- Ample parking and outbuilding
- No onward chain

Price Guide £360,000

Positioned on the outskirts of the sought-after villages of Pontrilas and Ewyas Harold, Hereford, this charming semi-detached home offers spacious accommodation and beautiful countryside views. Built in the early 1900s, the property combines character with modern family living, featuring three reception rooms, three bedrooms, and a family bathroom. Set in a peaceful semi-rural location, the property benefits from generous parking for multiple vehicles and is conveniently close to local amenities. Offered with no onward chain, this is an excellent opportunity to acquire a characterful family home in a picturesque setting.

Location

Situated just a mile from the A465, the property enjoys a convenient location on the edge of Pontrilas, a popular South Herefordshire village close to the Welsh border and ideally positioned between Hereford and Abergavenny. The nearby village of Ewyas Harold offers a range of everyday amenities, including two well-regarded pubs, a butcher, fish and chip shop, and doctor's surgery. The area is renowned for its beautiful countryside, with numerous walking routes and outdoor pursuits nearby, including Ewyas Harold Common, Garway Hill, the Skirrid, Sugar Loaf and the Black Mountains. Local attractions such as Dore Abbey, Arthur's Stone and Rowlestone Farmhouse Ice Cream further enhance the appeal of this sought-after rural location.

Accommodation

The accommodation is entered via a welcoming porch, providing the perfect space for coats and shoes before leading into a versatile reception room that can be adapted to suit a variety of needs. To the right, the cosy living room features an attractive stone fireplace surround and a staircase rising to the first floor. The kitchen is fitted with a range of matching wall and base units, incorporating a sink and drainer positioned

beneath a rear-facing window, an electric oven and hob, space for an oil-fired Aga, and room for a small breakfast table and chairs. There is also useful under-counter space for white goods. The kitchen flows seamlessly into the dining area, creating an ideal layout for everyday living and entertaining. The dining area further benefits from a useful storage cupboard and access to a second staircase leading to the first floor.

The first-floor accommodation comprises three well-proportioned bedrooms. Bedrooms one and two are both generous double rooms, offering ample space for furnishings, while bedroom three is a comfortable smaller double, ideal as a guest room, nursery or home office. Serving the bedrooms is a family bathroom fitted with a four-piece suite comprising a shower cubicle, panelled bath, wash hand basin and low-level WC. The bathroom also benefits from useful built-in storage cupboards, although prospective purchasers should note that there is restricted head height in parts of the room.

Outside

Outside, the property is approached via a shared driveway leading to a generous parking area with space for multiple vehicles. Attached to the property is a useful outbuilding that can be utilised as a carport, while an adjoining secure area offers excellent versatility and could be adapted for a variety of uses, subject to individual requirements. The principal garden is located to the front of the property and is laid mainly to lawn, enclosed by fencing to provide a safe and private outdoor space. A small stone-chipped area can be found to the side. Beyond this, a further lawned garden enjoys pleasant views over the neighbouring fields, creating an attractive setting to relax and enjoy the surrounding countryside.



Services

We understand mains water and electric are connected to the property.

Private drainage.

Oil fired central heating.

Council Tax Band:

Herefordshire council tax band - C

Tenure

Freehold.

Agents Note:

Additional land could be available by separate negotiation.

Directions

From Hereford, take the A465 southbound towards Abergavenny and continue for approximately 12 miles until you reach the village of Pontrilas. Upon entering the village, turn right signposted for Rowlestone and follow this road for about a mile and the property will be found on the right-hand side.

Anti Money Laundering:

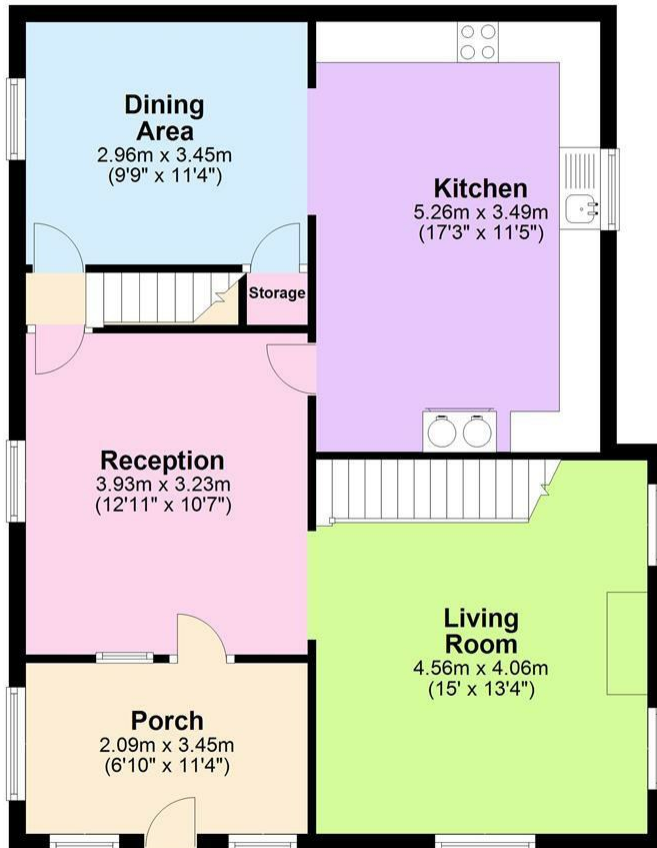
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at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





Ground Floor

Approx. 71.6 sq. metres (770.6 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
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.