



## HAWTHORNE WELL

GARWAY HILL, HEREFORD HR2 8EZ

£495,000  
FREEHOLD

Hawthorne Well is a pretty detached cottage situated in the highly sought after rural location of Garway Hill, with truly outstanding and far reaching views. Garway Hill is well placed for access to the cathedral city of Hereford (13 miles) and the market towns of Monmouth (11 miles), Abergavenny (16 miles) and Ross-on-Wye (17 miles) with the M50 motorway link (junction 3).

Within Garway village itself there is a playing field, a church, a public house and a primary school. The area is noted for its lovely walks.

The cottage is mainly constructed of stone elevations and has double glazing and oil central heating and is ripe for renovation, extension or demolition and the construction of a new dwelling (subject to the necessary planning consent) to take advantage of the amazing position and views. The property stands within gardens and grounds extending to 12.5 acres.





# HAWTHORNE WELL

- With 12.5 acres of land
- Excellent development project
- Glorious rural location
- In need of renovation
- Detached 3 Bedroom Cottage
- Spectacular views



## Full Description

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## Entrance Porch

With entrance door leading through to the

## Sitting Room

With radiator, window to the front, part wood panelled walls, recess with fuse board and door to the

## Living Room

With radiator, window to the rear and door to the side.

## Bedroom 3

With 2 windows and a radiator.

## Inner Hall

With staircase leading up to the first floor

## Shower Room

With tiled and boarded walls and ceiling, tiled shower cubicle with mains fitment and glass screen, wash hand basin, WC, radiator, storage cupboard and window.

## Kitchen

Fitted with base and wall mounted units with work surfaces and tiled splash backs, 1 ½ bowl sink unit, space and plumbing for a washing machine, space for a tumble drier, oil fired central heating boiler, radiator, 2 windows and door to the rear.

## First Floor Landing

With access hatch to the roof space and doors to

## Bedroom 1

With radiator, fitted wardrobes, hatch to the roof space and window to the front.

## Bedroom 2

With radiator, storage cupboard and window to the front.

## Outside

The property stands in large lawned gardens with ornamental shrubs and trees, there are store sheds and a lean-to greenhouse, outside lights and a water tap. There is a former outside WC and a derelict stone barn. The land extends to 12.5 acres which is divided into numerous paddocks which slope from west to east, the larger of which lies on the opposite side of the lane to the cottage.

### Directions

Proceed south on the A49 towards Ross-on-Wye, turn right onto the A466 towards Monmouth. Continue through the village of Wormelow then turn right as signposted Pontrilas and Garway Hill. Continue for a further 2 miles, passing through Orcop Hill, then turn right at the junction and proceed for a further 2 miles turning left as signed Bagwyllydiart and then the property is located on the left hand side after approximately 1/2 a mile.

### Agent's Note

There is an adjoining parcel of land (approximately 1.8 acres) which is also available to purchase by separate negotiation - (2) on plan. Please see the agents for further details.

### Services

Private spring water & private drainage. Electricity is connected. Oil fired central heating. Telephone subject to transfer regulations.

### Outgoings

Council tax band C - £2,146 payable for 2025/2026 Private spring water and private drainage.

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook,

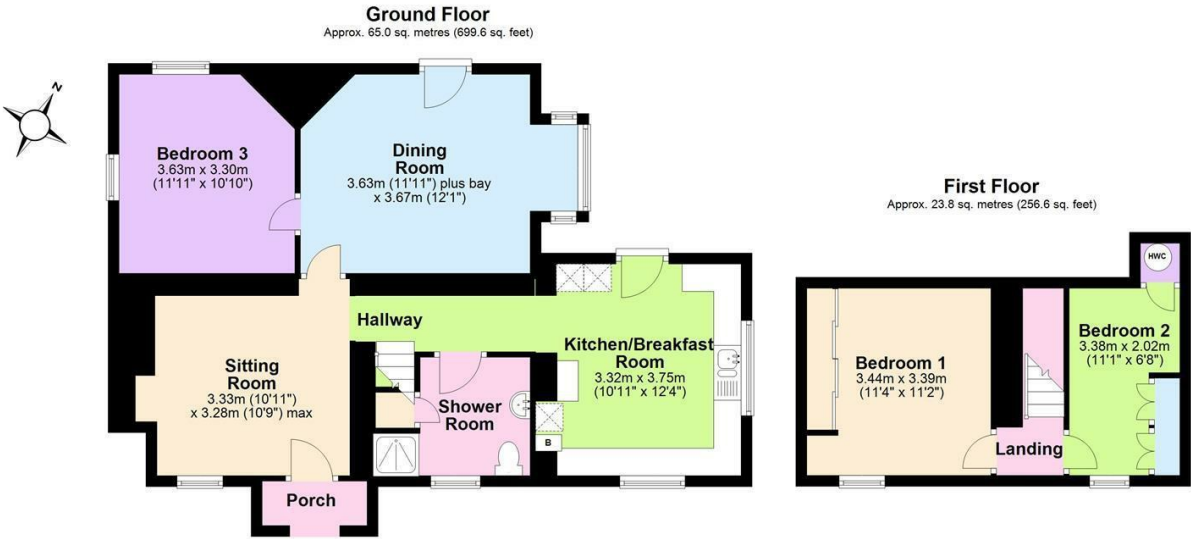
Hereford 01432 355455 Opening Hours Monday - Friday

9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

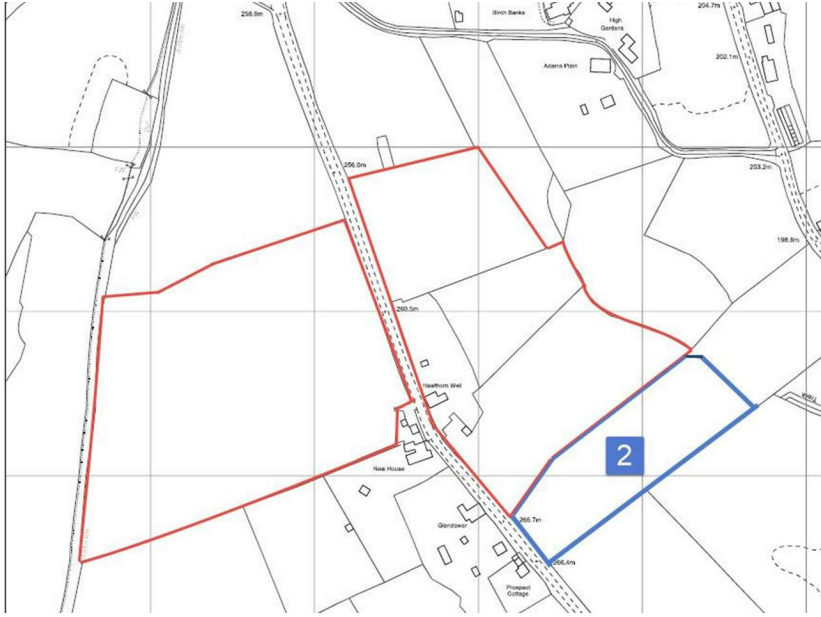
## HAWTHORNE WELL




Plan not to scale for illustration purpose only



Total area: approx. 88.8 sq. metres (956.2 sq. feet)  
Hawthorne Well, Garway, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>32</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPC Rating: F Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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