



Garraway House How Caple, Hereford, HR1 4SS





Garraway House
How Caple
Hereford
HR1 4SS

Summary of Features

- Grade II Listed 17th Century Rectory
- Six bedrooms
- Approximately 2.5 Acres of grounds
- Many period features
- Separate semi-detached two bedroom cottage
- Sought after location

Price Guide £975,000

A substantial former Grade II listed 17th Century rectory which has been re-modelled and extended over a number of periods. This interesting, detached property, which is constructed of old sandstone, retains a wealth of character and charm but is now in need of renovation work to restore it to its former glory.

The accommodation is arranged over two floors and combines the principal living area and ancillary accommodation along with an adjacent semi-detached cottage, which has been modernised in the past and used as holiday accommodation.

Many period features have been retained, including fireplaces, exposed beams, some stone mullion windows and much more.

The extensive accommodation, which includes the integrated, self-contained annex, has potential for 6 bedrooms with 4 good sized reception rooms.

Another of the property's many features include its extensive part-walled gardens and its adjoining land, in total extending to approximately 2.5 acres. There is timber Stabling, a Feed Room, Tack Room and Shelters and therefore ideal for buyers with equestrian interests.

As previously mentioned, there is an excellent 2 bedroom cottage, which has the potential to provide an additional income.

The property offers a wonderful opportunity for someone that is prepared to do significant work but appreciate that these properties rarely come to the market and therefore an opportunity not to be missed.

There is no ongoing chain.

Situation

Set in this slightly raised position above the Wye Valley in this much favoured area, which lies between Hereford and Ross on Wye. This beautiful part of the County offers accessibility to other centres and motorway links, but also the peace and quiet of lovely undulating countryside with walks from the door.

Garraway House

Accommodation

A timber front door leads to –

Entrance Vestibule

Cloakroom

With WC low flush suite.

Shower Room

With shower cubicle and cupboard.

L Shaped Reception Hall

With cupboard, stairs to first floor.

Drawing Room

With marble fireplace and hearth, with inset wood burning stove, bay window with glazed double doors to rear, arched alcoves.

Living Room

Having three sash windows with shutters overlooking rear, fireplace with grate and mantle, shelved alcoves.

Dining Room

A room of particular character having parquet flooring, stone fireplace with wood burning stove and lintel beam over, exposed ceiling beams, leaded stone mullion leaded windows and small Study Area off with leaded windows.

Inner Hallway

With door to outside and backstairs to first floor.

Kitchen

With a range of base and eye level units, stainless steel double bowl sink, work surface area, oil-fired Aga, 4 ring hob, double oven, Pine dresser.

Utility

Having stainless steel double drainer sink unit with shelving, cupboards and plumbing and space for washing machine.

Breakfast Room

With glazed double doors to rear, fireplace, alcove cupboard, parquet flooring.



Scullery

With sink, timber drainer with units under, plumbing and space for washing machine, door to outside.

Pantry

With cold slab.

Washroom

With oil-fired central heating boiler, old copper sink and door to outside.

Stairs lead to

First Floor

Galleried Landing

Bedroom One

With two sash windows, raised grate fireplace, shelved cupboard.

Bedroom Two

Having sash window, sink, alcove cupboard and fireplace.

Bedroom Three

Having fireplace, two windows, exposed beams, sink.

Cloakroom

With WC low flush suite and window.

Inner Landing

With Cloakroom, WC and airing cupboard housing hot water cylinder.

Bedroom Four

With sink, radiator, sash window, raised grate fireplace, alcove wardrobes.

Shower Room

With shower, pedestal wash hand basin.

Second Inner Landing

With stairs down, airing cupboard housing hot water cylinder. Access through to an integrated, self-contained Flatlet/Annex.

Bedroom Five

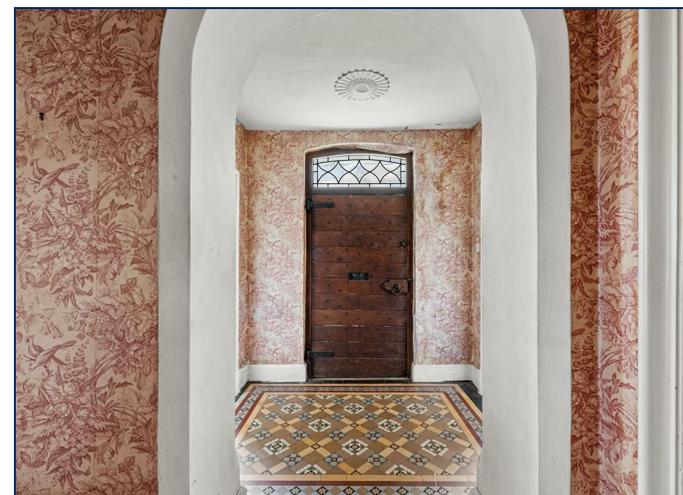
With windows, fireplace, fitted wardrobes.

Kitchen

With bath, WC low flush suite and wash basin.

Bathroom

With bath, WC low flush suite and wash basin.



Bedroom Six

With sink, fitted wardrobe.

Living Room

Having fireplace and alcove cupboard.

Garraway Cottage

Accommodation

Split over three floors with access from the small courtyard to the front -

Kitchen/diner

Fitted with a range of matching wall and base units, sink drainer unit, integrated electric oven with hob, space for white goods and freestanding fridge freezer. Window to the front aspect, space for dining furniture and steps lead up to the landing area.

Bedroom one & en-suite

A double bedroom with patio doors leading out to the courtyard, exposed timbers, window to the rear aspect and access to the en-suite. The en-suite is fitted with a three piece suite which includes, bath, wash hand basin and WC.

Bedroom two & en-suite

Another double bedroom with two windows to the side aspect, exposed timbers and access to the shower en-suite. Fitted with a shower cubicle, wash hand basin and WC.

Living room

Stairs rise to the living room where you'll find a truly unique room filled with an abundance of natural light, exposed timbers, brick fireplace surround with wood burning stove, two windows to the rear and side aspect and a Juliet balcony overlooking the wonderful views.

Store

Accessed from the front of the property and an internal from the landing area, used mainly for storage.





Outside

The property is approached via a private driveway which opens out into a parking area for both properties. From here you can enjoy the glorious views over the surrounding area. The front garden is mainly laid to lawn but with an array of trees, shrubs and flowers. The stone wall surrounding the property provides privacy and a stone pathway leads around the property. A patio area immediately to the rear of the property lends itself to a fantastic entertaining space. Further areas of the grounds include, working garden with a greenhouse, five individual paddocks, additional outbuildings and stables. The cottage has a private courtyard to the rear and access to its own garden which is laid to lawn and enclosed by fencing. All of which sits within roughly 2.5 acres.

Services

Mains water and electric are connected to both properties.

Oil fired central heating.

Private drainage.

Herefordshire council tax band - G (Garraway House).

Herefordshire council tax band - C (Garraway Cottage).

Tenure - Freehold

Directions

Take the B4224 Hereford to Ross, via Mordiford. Turn off this road signed Fawley, Kings Caple and Hoarwithy. Go down the hill for approximately half a mile, the property can then be found on the right hand side.

What3words - [///wedge.squeezed.inflates](https://www.what3words.com/#!/wedge.squeezed.inflates)

Anti-Money Laundering

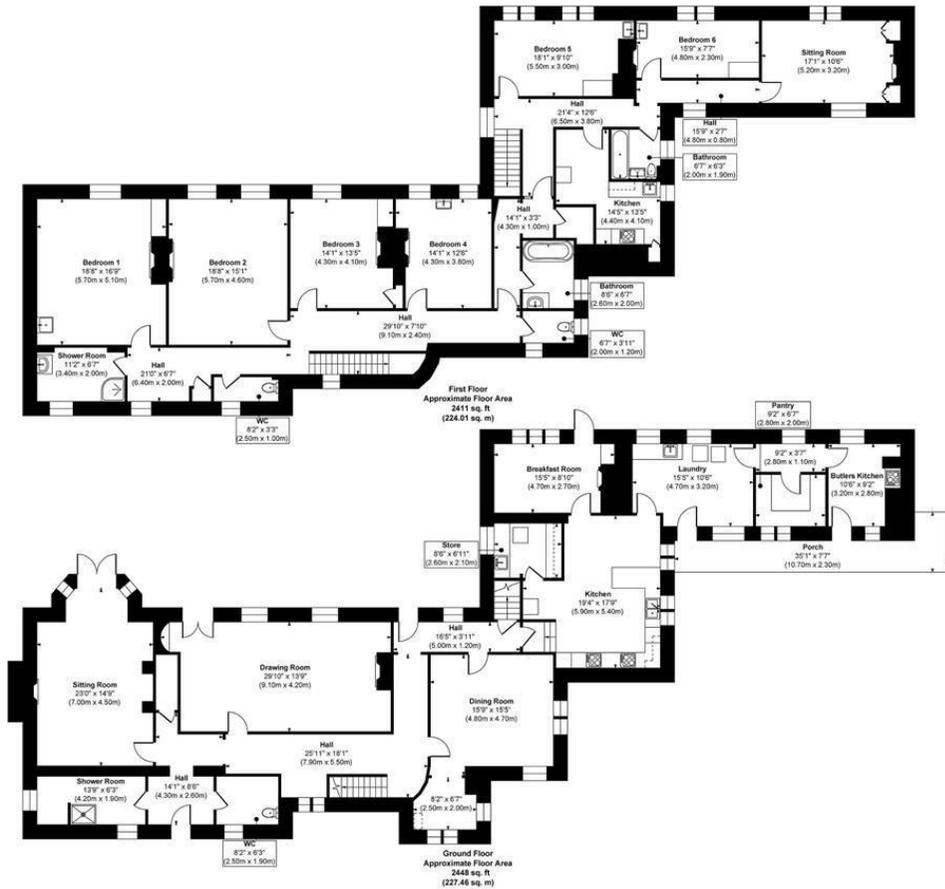
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at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







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Approx. Gross Internal Floor Area
Main House = 4859 sq. ft / 451.47 sq. m

Illustration for identification purposes only, measurements are approximate, 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	6	
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.