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Myrtle House, Garway, Hereford

offers in the region of £725,000

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About the property

Myrtle House is an attractive and substantial detached Victorian country home, dating back to circa 1840, occupying a central village position and set within just over three acres of gardens and paddocks. Offering generous accommodation, period charm and considerable scope for improvement, this is an exciting opportunity to create a wonderful family home in a sought-after rural setting.

The property retains an abundance of character features, including flagstone flooring, high ceilings, sash windows and feature fireplaces. The accommodation comprises a useful rear boot room/utility with ground-floor shower room, a beautifully appointed kitchen fitted in 2023 with Shaker-style units, oak worktops, central island and black oil-fired Aga, together with two reception rooms providing flexible family and entertaining space.

On the first floor, an impressive, vaulted landing leads to five double bedrooms, including a principal bedroom with en-suite cloakroom, and a family bathroom installed in late 2023.

Outside, a gated driveway provides ample parking, with a stone garage incorporating a home office above, a carport and a five-bay open-sided shed offering excellent storage or potential for entertaining. The gardens wrap around the house and include a substantial vegetable garden, generous lawn and patio, while three paddocks extend the grounds to just over three acres in total. The gardens would benefit from some attention, offering scope for the next owner to make their mark.

Internal

Myrtle House, Garway

Occupying a particularly appealing position in the centre of Garway, Myrtle House is an attractive and substantial detached period home offering space, character and considerable potential. Dating back to approximately 1840, this five-bedroom property retains a wealth of original features and provides generously proportioned accommodation, including two reception rooms, two bathrooms and a recently updated kitchen. While some general modernisation and attention to the gardens would allow the next owner to make their own mark, the property presents a wonderful opportunity to create a truly special country home.

Set within just over three acres of grounds, comprising established gardens and three paddocks, Myrtle House combines rural living with the convenience of village life. The village pub, primary school, village hall and children's play area are all within easy walking distance.

Home Rich In Period Character

The history of Myrtle House is evident throughout, with features typical of its Victorian origins, including high ceilings, traditional sash windows, attractive fireplaces and original flagstone flooring. These characterful details sit alongside practical family accommodation, offering an excellent foundation for those seeking a property with charm, space and scope to enhance.

The current owners generally enter via the rear boot room and utility area, a particularly useful space for country living. With plenty of room for coats, footwear, dogs and muddy wellington boots, it also incorporates a dedicated laundry area and provides access to a ground-floor shower room.











From here, the house opens into the kitchen, which was fitted in 2023. Designed in a timeless grey Shaker style, it features solid oak work surfaces, a central island and traditional flagstone flooring. A black oil-fired Aga forms an attractive focal point, complemented by an electric hob, two ovens and an integrated dishwasher.

There is ample room for a family dining table, making this a natural gathering place for everyday life and entertaining. Glazed French doors look out across the garden, while a separate door provides access to the cellar, which can also be reached externally.

Stepping up from the kitchen, the family room offers a comfortable and inviting retreat, with a feature fireplace and sash window overlooking the vegetable garden. A further reception room provides a more formal sitting room, equally rich in character, with its own fireplace and a sash window to the front aspect.

create a wonderful sense of height and light. At the far end, a window draws the eye out across the gardens and surrounding land, offering a lovely reminder of the property's rural setting.

There are five double bedrooms arranged off the landing, providing flexibility for family living, visiting guests or those requiring additional workspace. The principal bedroom benefits from an en-suite cloakroom, while the family bathroom was newly fitted towards the end of 2023.

Outbuildings & Parking

Approached through a gated entrance, the driveway passes an old stone garage with a home office above. Complete with a wood-burning stove, this separate space offers an appealing setting for home working, creative pursuits or hobbies.

The driveway continues through a further gate to a carport and a generous parking and turning area, providing ample room for multiple vehicles. In addition, a five-bay open-sided shed offers extensive covered space, whether used for vehicle storage, equipment or as an informal entertaining area with the potential to create a fantastic country-style party barn.

Gardens, Paddocks And Outdoor

The grounds are a significant feature of Myrtle House, extending to just over three acres in total. Immediately to the rear, a large patio provides an ideal spot for outdoor dining and relaxation, with mature wisteria adorning the house and adding seasonal charm.

The gardens wrap around the front of the property and lead to a substantial vegetable garden, offering plenty of scope for those keen to grow their own produce and embrace a more self-sufficient lifestyle. While the outside spaces would benefit from some cultivation and improvement, there is considerable potential to restore and shape them into beautiful country gardens.

A generous rear lawn provides plenty of room for children to play, summer picnics and family gatherings. Beyond this lie three paddocks, offering opportunities for a variety of rural pursuits, subject to any necessary permissions and requirements.

A public footpath runs just beyond the property boundary, providing convenient access to the surrounding countryside and a choice of lovely local walks.







Village Life In Garway

Myrtle House enjoys a central position in Garway, situated alongside the village hall and within easy reach of the local pub, primary school and play area. This combination of generous grounds, substantial accommodation and a convenient village setting makes the property an appealing prospect for anyone looking to enjoy a country lifestyle without being isolated.

Summary

Myrtle House is a home of considerable character, space and potential - a rare opportunity to take on a historic village property with over three acres of land and create a home to enjoy for years to come.









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Total floor area 295.5 m² (3,181 sq.ft.) approx

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