



The Rock, Craswall, Herefordshire, HR2 0PN





**The Rock
Craswall
Herefordshire
HR2 0PN**

Summary of features:-

- A delightful period cottage
- Found in a picturesque location in the foothills of the Black Mountains
- Set in approximately 1.41 acres

**Hay-on-Wye 7 miles
Abergavenny 15.5 miles
Hereford 17 miles**

Description

The Rock is a detached period cottage found in the foothills of the Black Mountains situated in the rural village of Craswall. The property sits in approximately 1.41 acres with frontage to the River Monnow and delightful grounds.

Situation

Craswall is a linear settlement approximately 7 miles from Hay-on-Wye. The village is known as a highly desirable destination for holiday makers, tourists and those seeking somewhere far from the maddening crowd. Craswall is a haven for wildlife and recreation and yet accessible from the M4 junction 24 at Newport. The village also boasts an excellent pub / restaurant known as the Bulls Head which has recently reopened to high acclaim.

Hay-on-Wye is approximately 7 miles away and is a renowned bustling market town which is popular with tourists and is famous for its annual literary festival. The town, often referred to as the 'town of books' due to its wealth of second-hand bookshops, offers an excellent range of facilities including boutique shops, restaurants, cafes, a supermarket, medical practice, two dental surgeries, a primary school, cinema and several public houses.

The Black Mountains offer excellent walking and riding opportunities with the Offa's Dyke path being a popular walking route.

The Accommodation

Enter into a porch and then through the front door into the sitting room with a window to the front and wood burner.

A door leads through into the kitchen with a drainer sink, solid wood unit with cupboard storage and a free-standing gas cooker. A door also leads through into the conservatory with a delightful outlook over the gardens and grounds to the rear and double doors to the side, with steps down to a stone flagged terrace extending round to the north and east sides of the house.

From the kitchen, there are steps down and a door leading into the dining room with three windows, a door opening on to the terrace, and a wood burner. There is also a door with a staircase to the first-floor bedroom.

From the hallway there is a downstairs bathroom with a cupboard, close coupled W.C., wash basin and enamelled bath with shower above.

From the hallway a staircase leads to the first-floor landing with one bedroom on the right-hand side with a window to the front. The main bedroom can be found on the left-hand side with a window to the front. From the main bedroom a doorway leads through to a further bedroom with a dormer window looking out over the rear garden and an airing cupboard enclosing the hot water cylinder.

Outside

The property is approached from a country lane into its own driveway.

Within the garden there is a front floral boarder and level lawn and in the garden is a former railway carriage/garden store. Attached to the house there is a garage 3.71m x 2.75m with an up and over front door containing the water filtration system and oil-fired boiler.

A pathway leads around to the rear with the garden extending up above to an orchard and at the end is a footbridge which leads to a small area of woodland and down to a very pleasant and quiet seating area looking out over the river.

Services

We are advised that the property is connected to private water, mains electricity and oil-fired central heating and hot water. The private drainage system does not comply to with the general binding rules for England and therefore will require replacement. There is an immersion heater in the bathroom. Please note the services or service installations have not been tested.

Council Tax Band

Herefordshire Council "E".

Tenure

Freehold with vacant possession upon completion.

Anti Money Laundering Regulations

The successful purchaser will be required to provide sufficient identification to verify their identities in compliance with the Money Laundering Regulations. Please

note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Directions

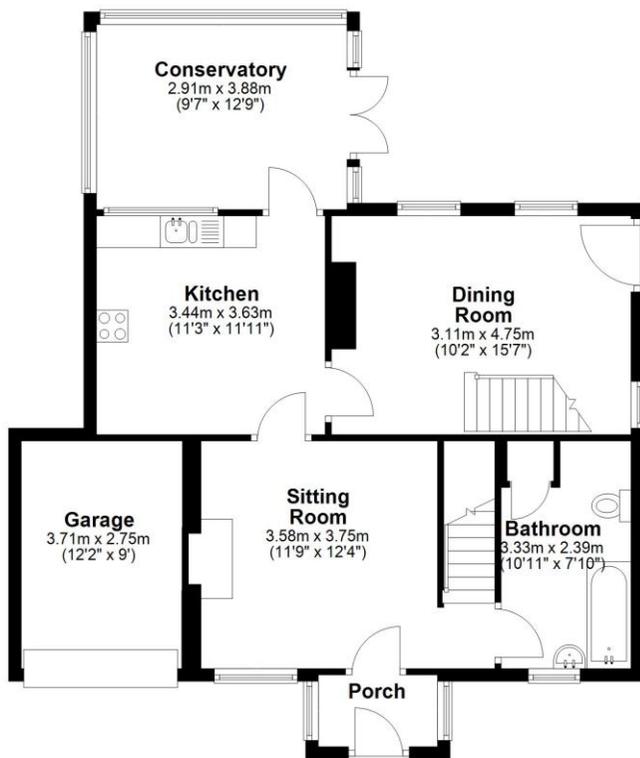
From Hay-on-Wye take the Forest Road (signposted Capel Y Ffin) from below the Swan Hotel. Continue along this country lane for 7 miles ensuring to take the left-hand fork signposted to Craswall and later to keep the Bulls Head Public House on the left-hand side. After 7.3 miles there is a small crossroads where a turning right is indicated to the Upper House Spa. Turn left, past a house immediately on the left and the gated entrance to the property's driveway is 100 yards down the lane on the left.

What 3 Words:

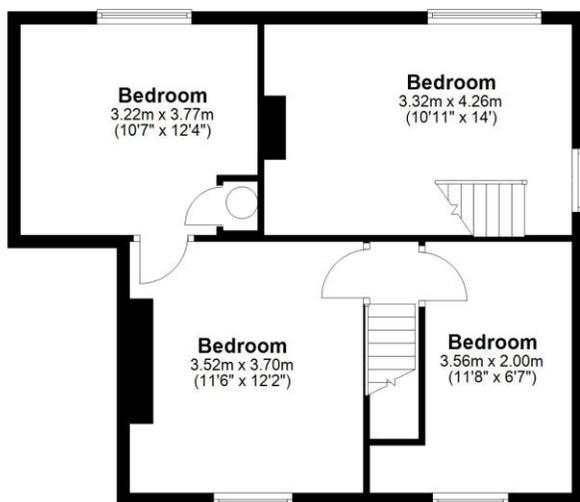
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Ground Floor



First Floor



Total area: approx. 132.8 sq. metres (1429.4 sq. feet)

Viewing by appointment through Sunderlands

All viewings must be arranged through to sole selling agents Sunderlands

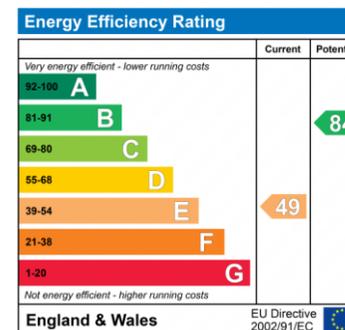
Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake
07717 410757

www.sunderlands.co.uk



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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.