



Chatsworth Vale, Ewyas Harold, Hereford, HR2 0ES





**Chatsworth Vale,
Ewyas Harold,
Herefordshire,
HR2 0ES**

Summary of features

- Attractive detached 1930's house in sought after village location
- Large rear garden
- Double garage with generous parking/turning
- Ideal for growing families
- Approx. 0.75 acres

Asking price £599,995

Description

For sale for the first time in more than 35 years, a 1930's detached family home which sits on a large level plot with generous parking/turning and a double garage.

Inside, the property briefly comprises of Entrance Porch, Entrance Hall, Dining Room, Sitting Room, Kitchen/Breakfast Room, Study, Rear Hallway and Utility. To the First Floor there are Four Bedrooms, one having modern En-Suite Shower Room, a modern family bathroom and a separate WC.

The current occupiers have made various improvements throughout their tenure and it has proved to be an ideal family home. Subject to the necessary consent, the attached Double Garage offers great scope to increase the living accommodation.

Situation

Ewyas Harold is an attractive and sought-after village found 12 miles South West of Hereford centre and 12 miles North East of Abergavenny. The village is extremely well served with facilities including Butchers Shops, Shop with Post Office, Church, Village Halls, Primary School, Public Houses, Fish and Chip Shop, Doctors Surgery, Car Garage, Café/Childrens Play Barn and a regular bus service to and from both Hereford and Abergavenny.

The fringes of the village lie just one mile North of the England/Wales border at Llangua along the A465 giving direct access into both Hereford and Abergavenny. The surrounding Villages also have much to offer including glorious countryside, walks especially at the Black Mountains and going into the Golden Valley.

Accommodation

UPVC Entrance Porch

Entrance Hall

With stairs to First Floor, understairs cupboard, door leading to –

Kitchen/Breakfast Room

Having a matching range of high-quality modern wall and base units, work surfaces, eye level double oven, eye level refrigerator, dishwasher, granite worktops, sink drainer unit, window to the side, door to rear passageway and door to –

Study

Having window to the rear, door to side passageway (with access to both the front and rear).

Rear Passage Way

Having door to outside and door to –

Utility Room

Having a range of wall and base units, windows to the rear and side, washing machine, sink drainer unit and central heating boiler.

From the Hallway door leads to –

Dining Room

Having square bay window to front.

Sitting Room

Having square bay window to the front, window to the side, modern inset wood burner with slate hearth and cupboard built into alcove.

First Floor

Landing

Having window to the front with door to **Separate WC**, access to Loft space and door to-

Bedroom 1

Having windows to the front and side and built-in wardrobes.

Bedroom 2

Having window to the front and built-in wardrobe.

Bedroom 3

Having window to the side, fitted wardrobe with sliding doors and door to -

En Suite Shower Room

Having WC, wash basin with vanity unit beneath and large walk-in corner shower unit with glazed sliding doors and window to the side.

Bedroom 4

Having window to the rear and wash basin.

Inner Landing

With large Airing Cupboard.

Bathroom

Having an impressive modern suite comprising of bath with shower head attachment, separate corner shower cubicle with glazed sliding doors, WC, wash basin with vanity unit beneath and window to the side.

Outside

Accessed off the main village road (B4347) there is a generous level tarmacked area providing parking and turning which leads to a **Double Garage** Having electric up and over door. There are two windows to the rear overlooking the garden, a pedestrian door on to the **Rear Patio**, light and power.

To the side of the garage a door gives access to the **Side Passageway** giving further access to Study and the front garden. To the left of the garage a five bar gate gives access into the rear

garden and to the right hand side there is a level lawn, attractive shrubs, a mature Cherry tree and an area of hardstanding giving access to a **Detached Shed** (5m x 3m), having light and power. Also, a lean-to tool shed (3m x 2m). A path surrounds the back rear of the property and opens on to a **Patio**, where there is a door to an outside **WC**, which overlooks the remainder of the garden which initially is laid to lawn being broken up by an attractive flower bed housing a range of well-established shrubs and rose bushes.

There is a glass **Greenhouse** (5m x 3m) having power (and internal division). Beyond the central flower bed there is an area with raised planters, a fruit cage with a variety of soft fruit which then extends into a large uninterrupted grassed area and to one side, a variety of apple, cherry, pear and plum trees. At the very end of the garden, Dulas Brook meanders along the North Eastern boundary making for a peaceful backdrop with views across the fields to Callow Wood beyond.

Services

Mains electricity, water and drainage, oil central heating.

Directions

What 3 words - acrobats.flock.unwell.

Alternatively, (navigate to post code HR2 0ES) Proceed into Ewyas Harold Village from the A465 Abergavenny Road and the property can be found on the right hand side after approximately half a mile, indicated by the 'for-sale' sign.





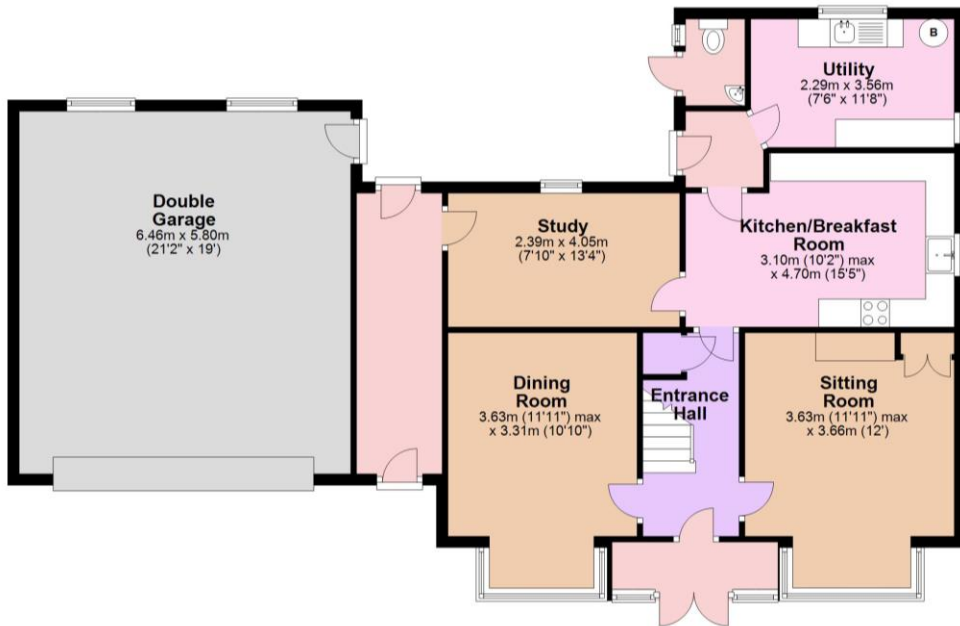




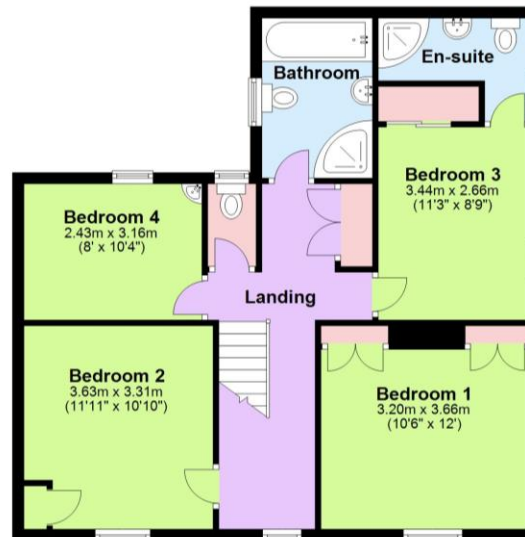
Total area: approx. 187.6 sq. metres (2019.6 sq. feet)

Ground Floor
Approx. 119.2 sq. metres (1282.9 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.



First Floor
Approx. 68.4 sq. metres (736.7 sq. feet)



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