



## Grove Villa & Chapel

Craswall, Hereford, Herefordshire, HR2 0PL

FINE  COUNTRY



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*Grove Villa is a lovely stone built 5 bedroomed detached family house, with an adjoining self-contained, one bed Chapel set within approx 1.4 acres, in a tranquil location with astounding views.*

*The house comprises a Victorian Villa, with a 20th c extension. The villa itself was originally an extension to the 18thc parlour and bedroom above.*

*The accommodation is spacious and on two floors. The ground floor comprises a large kitchen/diner, an ancient parlour with tv and wood burner and a large modern sitting room with wonderful views, two bedrooms - one with an en-suite shower room, the other adjoining the second shower room and loo. On the first floor are four double bedrooms and family bathroom.*

*The converted chapel has an open plan living space with mezzanine bedroom and en-suite. The property is set in beautiful grounds, surrounded by mountains and countryside. There is ample parking, a purpose-built games and table tennis room and plenty of outside seating areas.*

*Craswall is a thriving community, situated in an area of high scenic value to the east of the Black Mountains, noted for its outstanding natural beauty, near to the Offa's Dyke National Trail and splendid countryside with a wide range of country walks, riding and outdoor pursuits, all readily available.*

*The town of Hay-on-Wye is approximately 8 miles to the north via a road that provides some superb scenery on the north-eastern edge of the Brecon Beacons National Park. This thriving market town situated on the Welsh/English border is well-known for its literary festival, second hand books and interesting shops. It offers a good range of supermarkets, doctors and dental surgeries, primary school, pubs, restaurants, etc. The larger regional centres of Abergavenny (13 miles) and the Cathedral city of Hereford (17 miles) offer a wider range of facilities: railway stations, large supermarkets and a host of social, shopping and leisure facilities.*





# Walk Inside - Main House

From the parking area, the front door opens into an entrance porch with tiled floor that continues through the kitchen/diner with exposed timbers and stone. There are a good range of base units with stone worktop, Belfast sink and a pantry.

This room has French doors that open to a patio seating area set within lawns and flowerbeds.

From the kitchen, steps lead to the modern living room, lovely and bright with exposed timbers, wooden floor, an apex glass windows with French doors that open to the garden with amazing views of Hay Bluff and beautiful countryside. To the left of the kitchen, is the ancient sitting room, with flagstone flooring, exposed timbers, large stone fireplace with inset wood burning stove and wooden mantel. There is a door to the rear patio shared with the chapel, staircase and door to the front hallway.

The hallway leads to two double bedrooms, one en-suite, both with built in wardrobes and feature fireplaces, there is also a shower room, a second porch area and east facing front door entrance.





# First Floor

Upstairs is a split landing with exposed timbers to walls and ceilings. To the left is an 18thc double bedroom with built in wardrobe and exposed timbers.

To the right is a further set of steps that lead to a second hallway with airing cupboard that accesses a further two good sized double bedrooms and a family bathroom.





## Walk Outside.

The property is approached by a gravel driveway and enjoys beautiful gardens to the front, side and rear predominantly laid to lawn and flowerbeds and well stocked with an array of mature shrubs, trees and patio seating area.

The property benefits from a games room, a large shed and a stone tool shed.

There is a babbling stream to the rear of the boundary.





# Chapel.

The chapel was restored from a ruin in 2001 and has been recently extended.

From the parking area in front, the door opens onto a large porch with a second door through to a bright and spacious open plan living/dining/kitchen area with wall and base units, stainless steel sink, oven, four ring hob and extractor.

Set in the corner of the room is a lovely feature stone fireplace with wood burning stove and stone hearth. door to the rear courtyard.

The floating wooden staircase leads to the first floor mezzanine bedroom with eaves storage and en-suite shower room.





**SERVICES:** We are informed that the property is connected to mains electricity, private water and drainage.

**HEATING:** Fired central heating from LPG gas tank situated in the house entrance

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**COUNCIL TAX:** Grove Villa Chapel Band A

**TENURE:** We are informed that the main house is of freehold tenure, the chapel is on a 999 year lease from the Methodists.

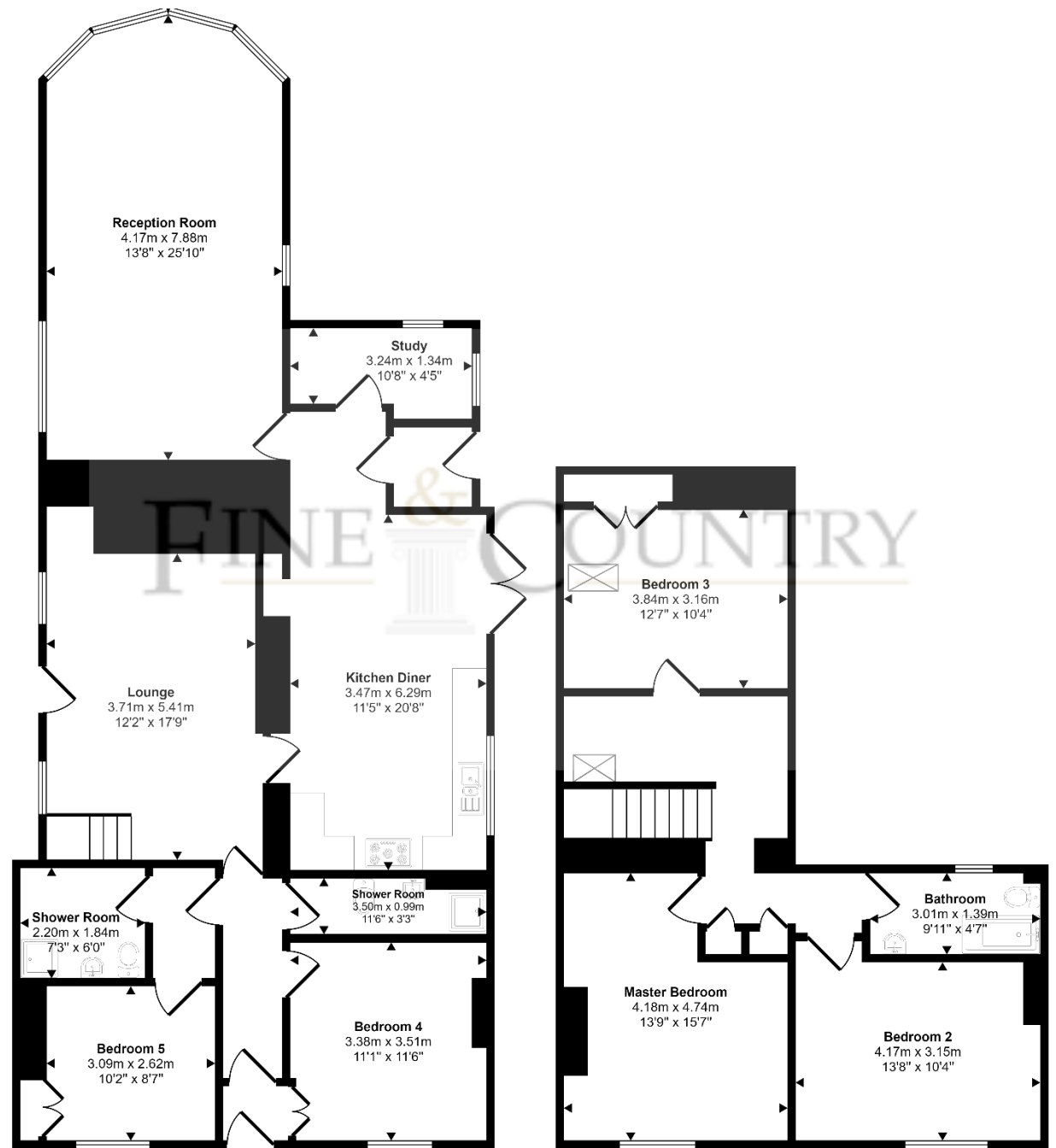
**WHAT3WORDS:** ///grownup.cools.sizzled

**VIEWING:** By appointment through selling agents – McCartneys LLP  
Hay on Wye Office: 01497 820778

**NOTICE:** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED NO: OC310186



Ground Floor  
Approx 136 sq m / 1467 sq ft

First Floor  
Approx 68 sq m / 731 sq ft





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