



The Oaks

Craswall, Hereford, Herefordshire, HR2 0PN



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Description

A charming 2 bed detached character property located at the foot of the Black Mountains, set in approximately 8 acres in the Craswall Valley, the Oaks is full of character and set in an idyllic rural setting with fantastic views offering two bed, two reception and an open plan kitchen/living area. It is full of character with outbuildings and a beautiful wrap around garden.

Craswall is an attractive rural area in Herefordshire to the east of the Black Mountains, not far from Offa's Dyke, in an area of high scenic value, ever popular with walkers, horse riders and those seeking a quiet country way of life. Hay-on-Wye is approximately 8 miles to the north via a narrow twisting road that provides some superb scenery on the north eastern edge of the Brecon Beacons National Park. The property also benefits from lying within the school catchment area for the highly regarded Fairfield High School. The larger regional centres of the Cathedral city of Hereford (17 miles) and Abergavenny (15 miles) offer a wider range of social, shopping and leisure facilities.

Walk Inside

Approached via a path leading to the front door that opens to a porch with a wooden floor. To the right is a light and spacious kitchen/living area with large windows overlooking the garden and four Velux windows providing additional light. The room is fitted with a shaker style kitchen with wooden work top and drainer, Belfast sink and oil-fired Rayburn. There is a feature stone wall with original bread oven and flag stone flooring.

To the opposite side is a reception room with wood flooring, exposed timbers, stone and wainscoting to walls. There is a wood fired Rayburn set with a wooden mantle surround. The character features continue into the second reception room which benefits from original timber flooring and an open fireplace. To the rear of the property there is a utility room fitted with base units, work top, a stainless-steel single drainer sink unit and storage cupboard with door leading to a second hallway. There is a door leading to the garden, stairs to the first floor and door leading to the Family bathroom. This room comprises of W.C, wash hand basin, panelled bath with shower taps and tiled floor.





First Floor

The staircase leads to the first floor landing with exposed timbers which provides access to the bedrooms.

The door to Bedroom one has a pretty stained-glass transom panel, exposed A frame timbers, timber floor, exposed stone wall, panelling, and two windows overlooking the garden.

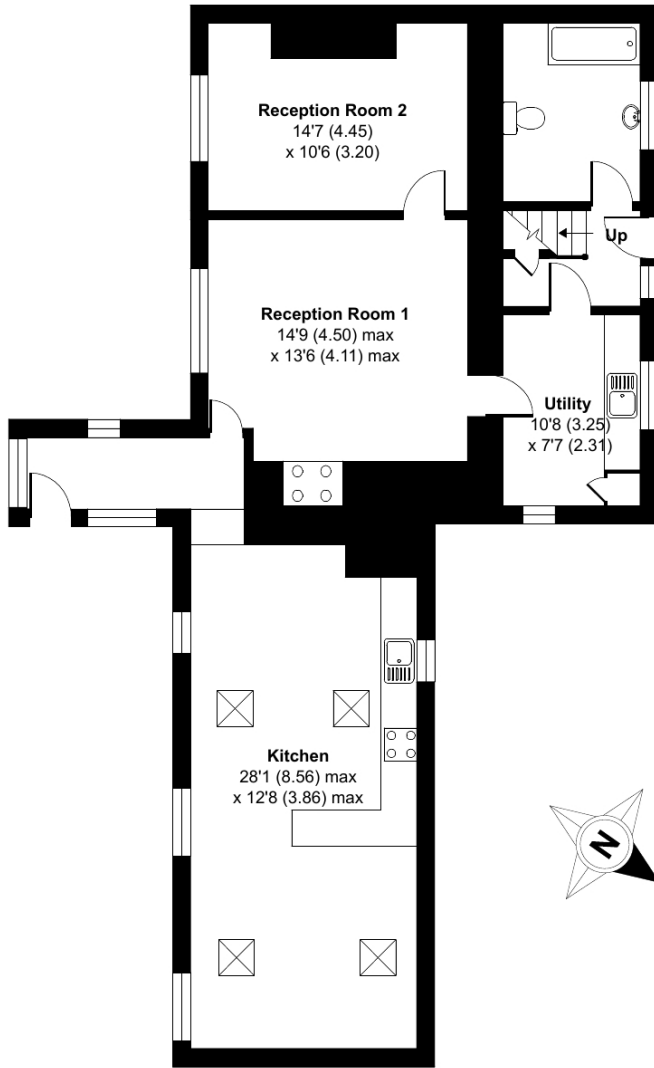
Bedroom 2 has a wooden floor, exposed timbers, window overlooking the garden and a door leading into the ensuite shower room.



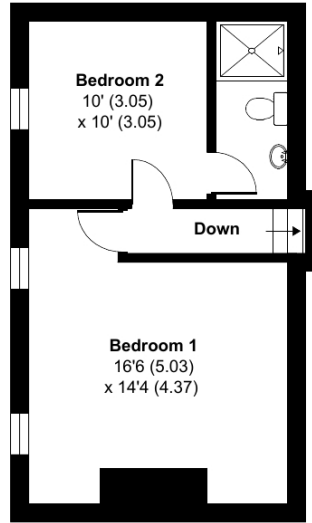
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Approximate Area = 1471 sq ft / 136.6 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1632 sq ft / 151.6 sq m
For identification only - Not to scale

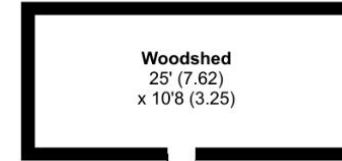
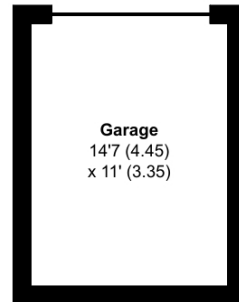
Outbuilding = 3201 sq ft / 297.3 sq m
For identification only - Not to scale



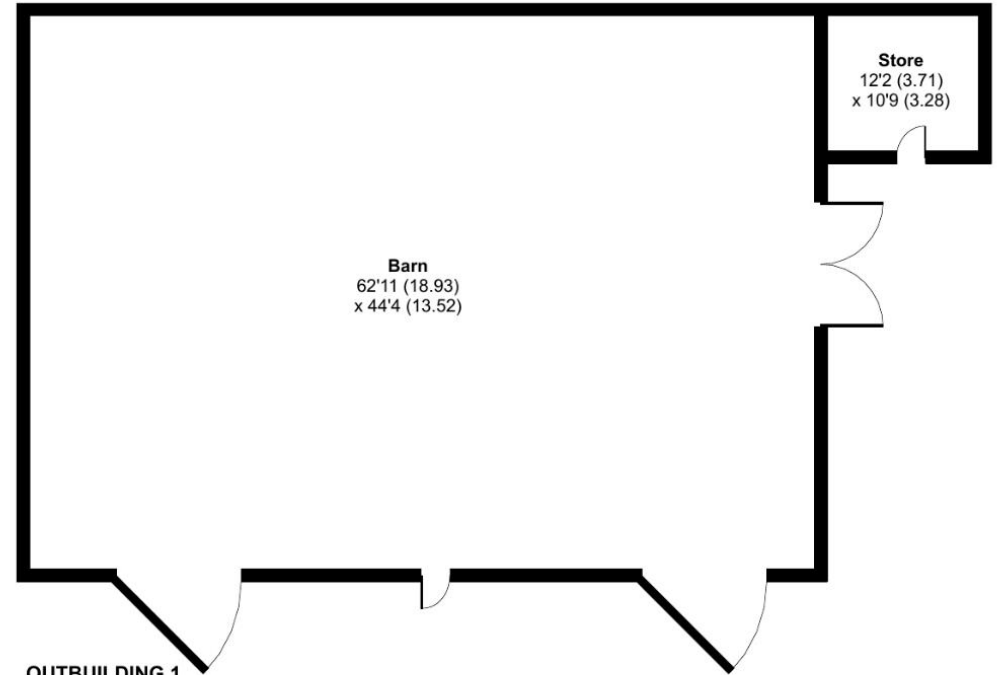
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1

EPC to follow



Walk outside

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

The property benefits from a range of outbuildings situated alongside the dwelling to include a large barn (18.93m x 13.52m) with further attached stone store (3.71m x 3.28m). Beyond is a single timber garage (4.45m x 3.35m) and a woodshed (7.62m x 3.25m).

The land totals approx. 8 acres of gently sloping pastureland which is divided into 6 separate enclosures two of which are bordered by a stream (please note the stream does dry up in summer). There is additional access to fields off a neighbouring private driveway.





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

HEATING: Oil central heating.

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

COUNCIL TAX: Band D

TENURE: We are informed that the property is of freehold Tenure.

Agents Notes: Please note there are public footpaths that run through two fields belonging to The Oaks.

DIRECTIONS: From Hay-on-Wye, head along Forest Road towards Hay Bluff and after 2.5 miles fork left for Craswall. Continue along this road for 3.8 miles to the Bulls Head Inn. Continue for a further 1.2 miles and take the right hand turn signposted as a no-through road. Proceed up the hill until you arrive at The Oaks on the left hand side.

VIEWING: By appointment through selling agents – McCartneys LLP

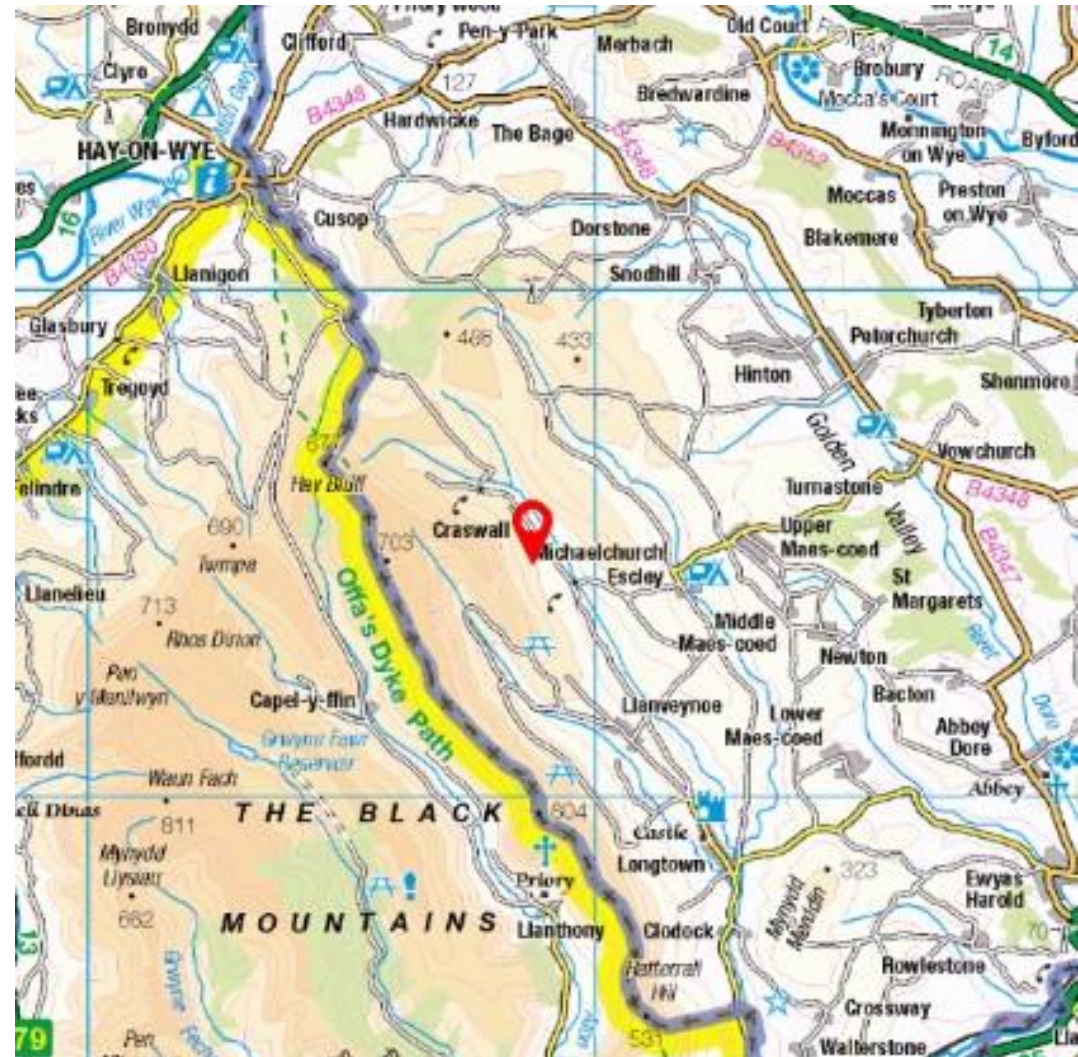
Wales Office: 01497 820778

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

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.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186







Simon Edwards BA (Hons), PgDipSurv, IRRV (Hons), MRICS
Fine & Country Hay on Wye
11 High Town, Hay on Wye, HR3 5AE
+44(0)1497 820778
hay@mccartneys.co.uk

