



THE OLD VICARAGE + Coach House

Rowlestone HR2 0DW

The Old Vicarage

Rowlestone
Herefordshire
HR2 0DW



With far reaching views, over its own land



Enjoying a private rural setting with extensive and far reaching views, a unique detached country house set in just under 6.5 acres of land, with original coach house offering living or office space.

Guide Price £795,000

Situation and Description

The small village of Rowlestone lies in South West Herefordshire and comprises a cluster of individual houses and cottages which are centred around the village church. Excellent local facilities are available at the nearby village of Ewyas Harold as is the A465 which provides easy access to the market towns of Abergavenny, Monmouth and Ross on Wye to the south and to the cathedral city of Hereford to the north.

'The Old Vicarage' itself, is beautifully and very privately situated, overlooking its own land with distant views beyond. The current house was built to an individual design in 1970 replacing the original vicarage which was destroyed by fire in the 1968. The current house offers very versatile living accommodation set out over two floors and benefits from full double glazing, oil fired central heating and many other practical features. The house is very much 'tucked-away' and approached by electric gates and a private driveway and also includes an original coach house which could be utilised as a home office or ancillary accommodation. The gardens and grounds are a particular feature in our view and are supported by an excellent steel framed outbuilding at the rear of the property.

On arrival, a porch leads through into a good-sized reception hall with a cloakroom off and access to the sitting room which is a very comfortable room with a central fireplace and lovely views. There is a separate dining room, again with far reaching views and a separate breakfast room which adjoins the kitchen. The kitchen has recently been refurbished and has an extensive range of units and is aided by a rear conservatory/utility room. Also on the ground floor is a delightful music room/drawing room which could also double as fourth bedroom if required and has a lovely vaulted ceiling.

A staircase from the main reception hall then leads to the first floor and to the master bedroom with an extensive range of fitted bedroom furniture and some wonderful views. There are two further bedrooms, a bathroom and shower room. In addition, there is a useful box room and a study area, on the landing.

Externally: The long private driveway sweeps up to an ample parking and turning area and also provides access to a former brick built coach house which offers office or living potential space. There is a large steel framed barn (58ft x 30ft) with doors and windows to the front with power and light which again offers scope for a variety of uses.

The main gardens then surround the property and are laid predominately to lawn with a variety of herbaceous borders, two garden sheds and a greenhouse. The gardens enjoy wonderful views, particularly to the front and a gate way leads through to an orchard with a selection of fruit trees and vegetable garden. The remainder of the land, which amounts to approximately 6 acres is divided into three enclosures and ideal for keeping a small head of stock or for equestrian use.



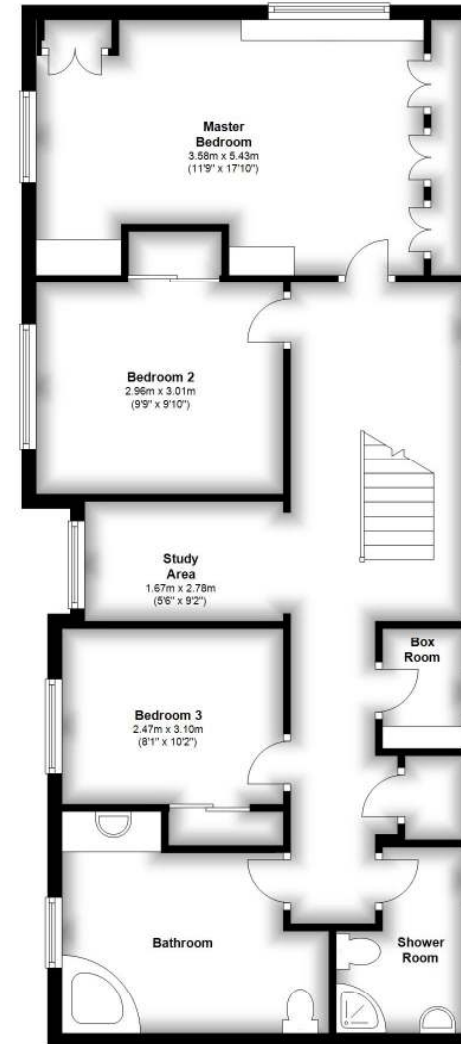




Ground Floor
Approx. 127.8 sq. metres (1375.3 sq. feet)



First Floor
Approx. 80.6 sq. metres (867.7 sq. feet)



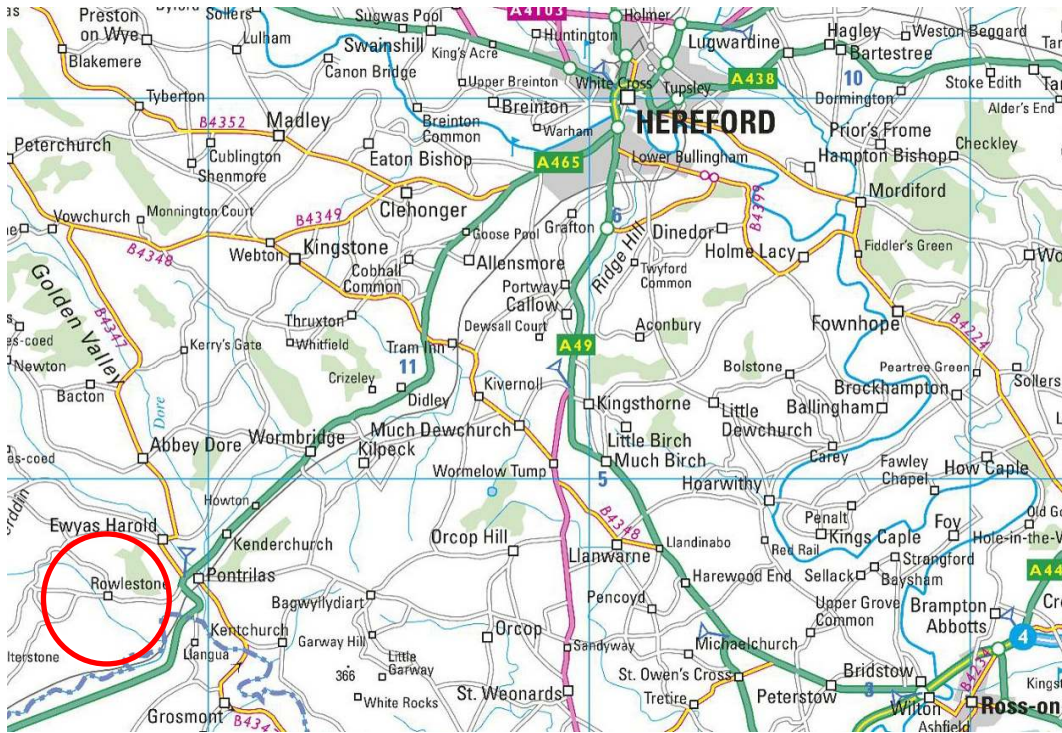
Total area: approx. 208.4 sq. metres (2243.0 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells, HR4 9DG
Plan produced using PlanUp.

The Old Vicarage

Directions

From Hereford take the A465 towards Abergavenny for approximately 12 miles. At Pontrilas, ignore the right hand turning to Ewyas Harold and take the next turning (after 100 yards) signposted to Rowlestone. Continue along this lane for approximately 1 mile and on entering Rowlestone proceed past the Church on the right and at the next junction bear right. Continue past the village hall and up the hill for approximately 1/3rd of a mile and the entrance to The Old Vicarage will be found on the left-hand side.



Services and Considerations

Mains electricity, oil fired central heating, mains water, private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax E. Freehold. Broadband available. EPC F.

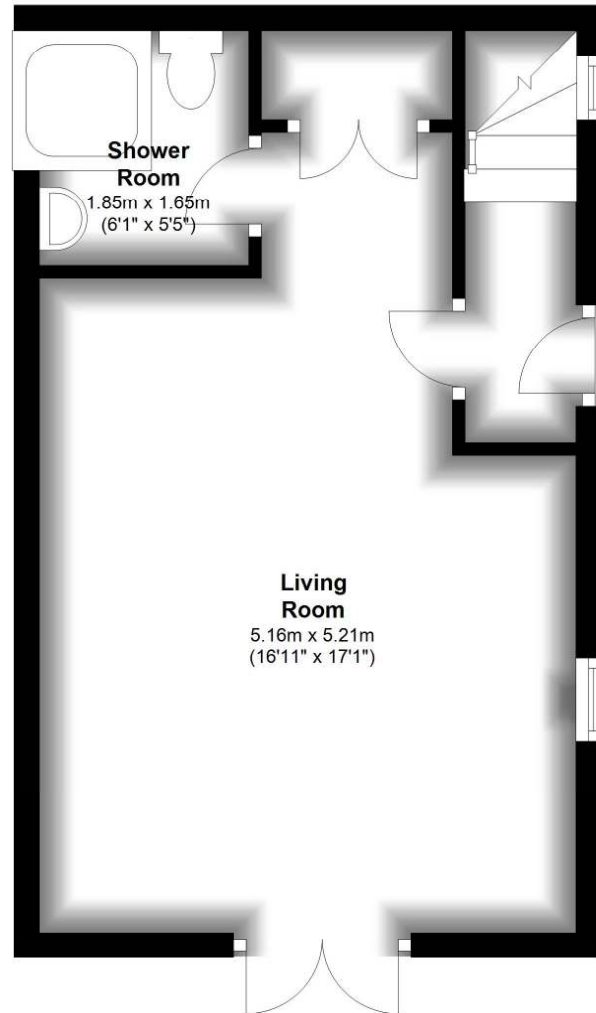




The Coach House



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First Floor



Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells, HR4 9DG
Plan produced using PlanUp.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Brightwells

Est. 1846



Quite rural
location
Set in 6.2
acres

