

GARWAY, Herefordshire

A unique property situated in this popular, small rural community with its primary school and village inn. A wide range of facilities are available in the nearby City of Hereford (13 miles) and the towns of Monmouth (9 miles), Ross-on-Wye also with access to the M50 motorway (11 miles) and Abergavenny (15 miles).

The Spacious detached Contemporary Residence



RIVENDELL

The accommodation, extending to in the region of 3,300 square feet (307 square metres), has been created with a disregard of expense, it is exceptionally light and airy, is finished to a high standard with the advantage of uPVC double glazing, oil fired heating, Maple grain laminated flooring throughout and low energy down lighting. There are plentiful power points and lighting circuits to each room.

Apart from the principal accommodation, in which all bedrooms have en-suite facilities, there is a fine lower ground floor apartment ideal for occupation by a relative wishing to have a degree of independence. There is potential to more than double the size of the apartment by extending into the former double garage, which now has a generously glazed front elevation.

The Accommodation comprises:

Double glazed front door with fully glazed side panels to
On the Ground Floor:

ENTRANCE HALL 30'1" x 10'1" max. with open plan room arrangement, separate stairs leading off to the lower ground floor and first floor. Cloaks Cupboard with hanging space.

CLOAKROOM

with white ceramic tiled floor, white fully tiled walls, white close coupled w.c. and high-gloss white-finished vanity unit incorporating wash hand basin with mixer tap, cupboard space under and large mirror over.



SITTING ROOM 24'10" x 16'6"
a spacious room with Swedish open fire with sliding glass door and with vents providing a system of heat circulation, white Marble hearth, double glazed French doors with glazed side panels leading onto the gravel surfaced patio. Wide archway through to

DINING ROOM 20'5" x 14'8"
with double glazed French doors flanked by glazed side panels leading onto the gravel surfaced patio. Three pendant lights. Wide archway opening into the hallway.



KITCHEN/BREAKFAST ROOM
20'5" x 14'7"



enjoying two aspects, the front aspect with far-ranging views over the rolling border countryside. Comprehensive range of Birch finished base units providing drawer and cupboard space, black working surfaces, built-in "Neff" concealed appliances including refrigerator, freezer, dish-washer and washing machine. "Neff" built-in cooking appliances including two ovens and two combination microwaves /ovens and inset five burner

stainless steel gas hob with stainless steel extractor hood over. Island unit with inset stainless steel sink having mixer tap, drawer and cupboard space. Range of units incorporating stainless steel sink unit and extending to provide a convenient breakfast bar. Double glazed French doors lead out to the paved patio area.

BEDROOM (4)

14' 1" max. x 9' 9"

A double room enjoying front aspect and with built-in sliding mirror-doored wardrobe with hanging space. Bedside lights and vertical blinds.

En-suite BATHROOM with fully tiled walls and floor, white suite of closed-coupled w.c., high gloss white-finished vanity unit with black "Granite" effect surface and incorporating wash hand basin with mixer tap, drawer and cupboard space under. White cast iron bath (h & c) with "Mira" thermostatic shower over and glass shower screen. Large wall mirror and shaver point.



CINEMA ROOM/ BEDROOM (5) 20' 4" max x 14' 6"



with motorised screen having built-in shelves to either side, seven inset speakers and sub-woofer. Bedside lights. Vertical blinds. Double glazed French doors lead out to a paved rear patio.

En-suite SHOWER ROOM with white fully ceramic tiled walls and floor, white suite of close-coupled w.c., high gloss white-finished vanity unit with black "Granite" effect surface and incorporating wash hand basin

with mixer tap, drawer and cupboard space under. Matching wall cupboards and mirror having glass shelves. Tiled Shower Cubicle with "Mira" thermostatic shower and glass shower door.

Stairs with stainless steel handrail to

On the First Floor:

LANDING

with double panel radiator, "Velux" window to rear, door to eaves storage space.

MASTER BEDROOM

15'4" x 13'9"

with double glazed French windows with Maple shutters and "Juliet" balcony having translucent glazed screen, built-in full width wardrobes providing hanging space and having sliding mirrored doors with central full height doors having drawer space and space for a T.V. Bedside lights and three feature alcoves with down-lighters. One double panel radiator.



En-suite SHOWER ROOM with white fully tiled walls and floor, white suite of low flush w.c., high gloss white-finished vanity unit with black "Granite" effect surface and incorporating wash hand basin with mixer tap, drawer and cupboard space under, matching wall cupboards and mirror over. Fully tiled shower cubicle with "Mira" thermostatic shower and glass shower door.



En-suite WET ROOM

with fully "Travertine" natural stone tiled walls and floor, white "Duravit" wash hand basin with mixer tap and adjacent "Travertine" surface, large mirror to rear, close-coupled w.c. Useful alcove with glass shelves. Shower area incorporating waterfall cascade feature and powerful jet showers. Stainless steel towel rail/radiator.

BEDROOM (2)

12'8" x 11'5" (main area)

Another double room enjoying side aspect, built-in Maple fronted wardrobes either side of bedroom entrance and providing



hanging space. Bedside lights and bedside shelves. One double panel radiator. Steps up to Balcony area with "Velux" windows, one side with patent folding mechanism opening up, intriguingly, to form a balcony.



En-suite WET ROOM with fully "Travertine" natural stone tiled walls and floor, white suite of close-coupled w.c., wash hand basin with mixer tap and inset into "Travertine" surface. Shaver light. Thermostatic shower. Stainless steel towel rail/radiator.

BEDROOM (3)
15'7" x 12'1"

a double room with rear aspect having range of small "Velux" windows and alcoves and one double panel radiator.



En-suite BATHROOM

with fully white ceramic tiled walls and floor, white suite of close-coupled w.c., high gloss white-finished vanity unit with black "Granite" effect surface and incorporating wash hand basin with mixer tap, large mirror over, cupboard space under, panelled bath with central mixer tap, "Mira" thermostatic shower over and glazed shower screen. White wall-mounted towel rail/radiator.

Walk-in **WARDROBE** with clothes hanging space, open shelving, one double panel radiator and one double power point. **Airing Cupboard** with "Santon" hot water system.

From the Hallway, stairs lead down to
On the Lower Ground Floor:

THE SELF-CONTAINED APARTMENT

This area could be used either as an integral part of the residence or would be ideal for someone working from home or alternatively as a separate Annex for a relative requiring a degree of independence, it comprises:

INNER HALLWAY 12'5" x 6'4"

with Under-stairs Cupboard housing electricity trip boards.

GALLEY KITCHEN/ LAUNDRY ROOM 12'1" av. x 5'4"

with tiled floor, range of subtle grey fronted units providing drawer and cupboard space, "Granite" effect working surfaces, stainless steel sink with mixer tap, recess and plumbing for automatic washing machine.



LOUNGE/STUDY 16'10" x 9'8"
with double French doors to front patio, vertical blinds.

BEDROOM
14' x 9'7"

A pleasant double room with vertical blinds.

BATHROOM

with fully white tiled floors and walls, white suite of close-coupled w.c., panelled bath with "Mira" thermostatic shower over and glazed screen. Wash hand basin with mixer tap and mirror over. Shaver point.

With access off the Inner Hallway, a door leads to a very spacious, currently undeveloped AREA 29'10" x 20'8" extending to over 600 square feet (56 square metres), with ample space for the creation of further accommodation having full-width double-glazing with central French windows. The "Trianco Eurostar" central heating boiler is located in this area.



OUTSIDE

The property is approached through a brick pillared entrance leading to a gravelled turning and parking area providing access to the **DOUBLE GARAGE** 25'7" x 20'7" with concrete floor and remote-controlled electrically operated garage door. Fluorescent lighting and power are connected. Elegant sweeping steps with subtle low-level lighting and flanked by a lawn and a rockery lead up to the front door, where shelter is provided by a verandah/storm porch. The gravelled driveway continues past the side and rear of the garage giving access to the good-sized garden area, which is mainly down to lawn and provides considerable scope for further landscaping. There is a generously sized paved patio extending onto a spacious raised paved terrace area commanding some excellent outlooks and ideal for eating out, being sheltered by low walling. The wide gravelled apron continues past the side of the residence to a further secluded paved patio at the rear.

SERVICES

Mains electricity and water are connected. Private Drainage to a treatment plant and soakaway. Telephone subject to British Telecom transfer regulations). Oil fired central heating, the ground floor having an under-floor system (all radiators have thermostatic valves fitted). None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE Freehold.

OUTGOINGS The property is scheduled as “Band G” for council tax purposes.

POSSESSION Vacant Possession upon completion.

VIEWING Strictly by appointment through the Sole Agents.

PRICE Offers in the region of £675,000 are invited.

APPROACH The property will be found in the Village of Garway located adjacent to the primary school. The postcode is HR2 8RQ.

RECREATIONAL ACTIVITIES The area is particularly well endowed with regard to rural pursuits, activities reasonably near at hand include Trout, Salmon and coarse fishing on the River Wye and it’s tributaries, walking, pony trekking and hang gliding in the Black Mountains, golf courses at Hereford, Ross-on-Wye and Monmouth, horse racing at Hereford, Cheltenham and Chepstow to name but a few.

IMPORTANT NOTICE Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



