

EWYAS HAROLD, Herefordshire

This unusual property is situated in a much-favoured position a short distance from the village centre yet is slightly elevated and commands pleasant outlooks over the village to the surrounding hills. The village itself is situated just off the A465 midway between the important local centres of Abergavenny and Hereford both being about 12 miles distant, the former with a dual-carriageway link to the national motorway system as well as a station with trains connecting via Newport to London.

An unique architect designed Residence
standing in a spacious corner site



THE RYDINGS

The property is constructed of brick and blockwork with some stone finished feature elevations and stands under a felted and interlocking tiled roof. The accommodation which has the advantage of oil-fired central heating and partial double glazing comprises:-

On the Lower Ground Floor:

Raised and fielded Mahogany panelled front door with leaded glazing to

RECEPTION HALL

of irregular shape with beige ceramic tiled floor, doormat well, one double panel radiator, two double power points. Spacious Understairs Storage Cupboard. Access to Master Bedroom Suite and Hobby Room.

Stairs with fitted beige carpet up to

On the Ground Floor:

HALLWAY
15' 11" x 5' 7"
(main area)

with fitted beige carpet, high level window with display shelving, two double panel radiators, telephone point, central heating control panel. Airing Cupboard with lagged hot water cylinder having circuit from central heating and fitted slat shelving. Hatch to roof space.

Fully obscure-glazed double doors to



SITTING ROOM 21' 8" x 17' 8"
(incl. firebreast)

A spacious well-lit room enjoying three aspects with generous glazing, beige fitted carpet, substantial local stone feature fireplace with ornament shelf, fire recess with Copper canopy, dog grate, flagstone hearth and alcove to one side. Four double panel radiators, five double power points, four wall light points and T.V. aerial point. Two pairs of sliding patio doors leading to pleasant Balcony area with "Astroturf" type surface. Fitted external electric blinds with automatic deployment

provide shade when required and automatically retract in periods of high wind velocity.

KITCHEN/ DINING ROOM

19' 6" x 12' 6" (overall)

with laminated Oak board flooring, range of polished white fronted kitchen units comprising base units providing drawer and cupboard space, deep blue slate effect working surfaces, tiled to rear, wall cupboards, corner carousel units, stainless steel sink unit with vegetable preparation bowl. Broom cupboard. Built-in "Baumatic" fan oven, inset "Baumatic" ceramic electric hob with stainless steel cooker hood over. Refrigerator and freezer recesses. Recess and plumbing for automatic dishwasher. One double panel radiator, seven double power points and electric cooker panel. Four spot-light rail and spiral modern light fitting.



Obscure glazed door to

CONSERVATORY

with "Terracotta" coloured ceramic tiled floor, uPVC French doors to upper entrance drive area.



BEDROOM (2)
13'4" x 9'5"

Also with access off the Hallway are
A double room with pleasant outlook having two aspects, fitted grey carpet, one double panel radiator, two double power points and telephone point. Built-in wardrobe with hanging space. Sliding patio door to terrace/balcony.

BEDROOM (3)
10'3" av. x 9'6"

Another double room with side aspect, fitted sea-grass carpet, one double panel radiator, one double power point and dimmer switch.

**BEDROOM (4)/
STUDY**
13'6" x 8'1"

A double room with rear aspect, fitted green carpet, one double panel radiator and one double power point.

BATHROOM

A spacious room with fully tiled walls, Cork tiled floor, pink suite of pedestal wash hand basin (h & c), close coupled w.c. and corner bath, all with gold coloured fittings. Built-in shower with "Mira" shower mixer. Electrically heated towel rail, one double panel radiator, shaver point, wall mounted glass shelf and wall mounted mirror.

On the Lower Ground Floor: Off the Lower Entrance Hall is access to the

**MASTER
BEDROOM SUITE**
13'1" x 12'6" av.

a spacious double room with fitted beige carpet and double glazed glazed window overlooking the garden. Fitted full width wardrobe with hanging and shelf space and luggage storage over. One double panel radiator, three double power points and telephone point.

Separate **Shower Room** off with grey ceramic tiled floor, built-in fully tiled shower cubicle with shower mixer, rail and curtain. One double panel radiator.

En-suite **Cloakroom** with part tiled walls, pale beige ceramic tiled floor, "Champagne" coloured suite of close-coupled w.c., bidet and pedestal wash hand basin (h & c), wall mounted light and mirror over. Towel rail. Obscure glazed window.

HOBBY ROOM
21'6" x 19'1"

a spacious room with fitted laminated Oak grain flooring, two high level windows, six double power points, two double panel radiators and telephone point. Personnel access door to garage. This room provides adequate space, if desired, for the creation of a kitchen and living room thus providing the potential to create a self-contained unit on one easily accessed level for a relative/s wishing to enjoy a good degree of independence but subject of course to the obtaining of any necessary building regulations or planning approval.

OUTSIDE

The property is approached via a vehicular entrance leading to a sweeping "Tarmacadammed" driveway which provides access to an upper parking area flanked by an herbaceous border and then continues to a spacious turning/parking area with a turning circle, this area being lit by an old street lamp. There is a concrete hard-standing area to the



front of the garage providing further parking for two or three cars, this leads to the Integral GARAGE, 21'6" x 12'10" (main area) with a concrete floor, up and over door, wall mounted adjustable shelving, fluorescent lighting, two double power points and also housing the oil-fired central heating boiler. At the rear an alcove leads off to the Hobby Room. There is a useful Workshop/Laundry Area off with a double drainer enamel sink (h & c), fitted shelves, plumbing for an

automatic washing machine and one double power point. Adjacent is a Cloakroom with low-flush w.c. The mature gardens are one of the great attractions of the property and although the residence is close to the centre of the village, the grounds are surprisingly private. The dwelling is fronted by a good expanse of lawn with several herbaceous/Rose borders and a variety of well-established shrubs and trees. A central feature of the gardens is a stone cider mill base planted with flowers. There are crescent shaped beds amongst which is a small fish pond. The garden is rendered private by a Thorn hedge to one side and a well established conifer hedge to the other. Adjacent to the front door is a paved area with a Verandah over providing an ideal place for outdoor eating, from this area steps lead up to the terrace and the side entrance. To the rear of the property is a further expanse of lawn rendered shady by various fruit trees including Apple, Pear and Quince and also featuring Blackcurrant bushes, whilst also situated in this area is the 600 gallon oil storage tank. Nearby is a timber **Garden Shed**, 7'10" x 5'10" approx.



SERVICES	Mains electricity, water and drainage are connected. Telephone (subject to British Telecom transfer regulations). Oil fired central heating is installed. None of the services, nor any of the fixtures and fittings included in these sale particulars have been tested.
TENURE	Freehold.
OUTGOINGS	The property is believed to be banded in "Band E" for Council Tax purposes.
POSSESSION	Vacant Possession upon completion.
VIEWING	Strictly by appointment through the sole Agents.
PRICE	Offers in the region of £360,000 are invited for this unique property.



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.

The particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at law.