



Tree Tops,
Ewyas Harold, Herefordshire.

**EWYAS HAROLD,
Herefordshire, HR2 0HU**

The property is privately situated yet within easy walking distance of the centre of this well served village with its abundance of amenities and facilities including a Primary School, a Village Stores & Post Office, a Butchers' Shop, two Inns, a Church, a Chapel, Doctors' and Dentists' Surgeries and a thriving Village Hall. The village itself is conveniently placed midway between Abergavenny and Hereford, each of these important local centres being about 12 miles distant along the convenient A465 trunk road.

An architect-designed, detached, split-level Residence
together with an adjacent
Self contained Cottage,
ideal for separate family accommodation or for Holiday use
standing in spacious, well-stocked sloping gardens extending in all to around
 $\frac{3}{4}$ of an acre
backing onto farmland.



TREE TOPS

The main residence is of brick, stone and blockwork construction, standing under a gently sloping felted roof. The accommodation, has the advantage of uPVC framed double glazing, is oil fired centrally heated and comprises:



On the Lower Ground Floor:

Canopy/Storm Porch with Oak front door having a heavy iron door knocker and large glazed side-screen. **Entrance Hall**, 12'6" x 10'3" with solid floor with fitted floral patterned carpet, one double panel radiator, **Store Room/Broom Cupboard** off, 10'1" x 3" with fitted carpet.

Eastern hardwood stairs leading up to **On the Ground Floor:** **Reception area** 12'7" x 9'8" with fitted carpet, one single panel radiator and one double power point. This area is open to the **Sitting Room** 19'10" x 13'11" forming an L-shaped room with two



aspects and having a stone fireplace with an open grate, two double panel radiators, three double power points and a pair of wall lights. There are large uPVC framed windows overlooking the driveway approach and gardens and a French window leading out to a paved terrace. An obscure part glazed door gives access to the

Kitchen/Breakfast Room 13'3" x 9'8" which has a rear aspect, solid floor having vinyl floor covering, "knotty" Pine clad walls, a range of net weave fronted kitchen units having Oak trims and including base units providing drawer and cupboard space, beige working surfaces and a single drainer stainless steel sink unit. There is one double panel radiator, three



double power points, an electric cooker panel and a telephone point. Sliding door to **Pantry** with fitted shelving. Half glazed door to **Rear Porch/Boiler Room** 8'10" x 5' with a solid floor, plumbing for an automatic washing machine, one double power point, "Boulter Economy" oil fired central heating boiler, nearby central heating control panel and electricity trip board. A door leads through to a **Garden Room**

12'6" x 6'7" with a concrete floor, a pedestal wash hand basin and one double power point. An uPVC framed obscure glazed door leads out to the rear garden.

Leading off the reception area is a small return with an arch to an **Inner Vestibule** 5'1" x 3'3" with an **Airing Cupboard** with fitted slat shelving and housing a factory insulated hot water cylinder with a circuit from the central heating system and a standby immersion heater. Access off leads to the **Dining Room** 14'1" max. x 9'8" with an outlook over the driveway and having a fitted carpet, one single panel radiator, two double and one single power points. Three steps up to a **Lobby/Passage** 7'1" x 4'2" giving access to the **Master Double Bedroom** 16'7" x 11'7" plus 6'3" x 3'8", enjoying three aspects and having a fitted carpet, a built-in wardrobe with hanging and shelf space, one single panel radiator and three double power points. One window enjoys a fine view towards the village with the Black Mountains and the Cat's Back visible in the far distance. **En-suite Shower Room** 11'9" x 5'10" max. with built-in fully-tiled shower cubicle having a "Mira go" electric shower, low flush w.c. and a pedestal wash hand basin (h & c). There is a wall mounted radiant heater, a night storage heater and a recessed storage cupboard with fitted shelving.

An unusual heavy, textured plate glass door leads to an **Inner Landing** 13'8" x 3'4" plus return 6'3" x 2'11" with a fitted carpet and one single panel radiator, off is the family **Bathroom/Shower Room** 9'9" x 5'10" with a cork tiled floor, fully mottled blue ceramic tiled walls, a white suite of pedestal wash hand basin (h & c), enamelled cast iron bath (h & c) and a shower cubicle fitted with a "Mira go" electric shower. There is a Chromium plated heated towel rail, a shaver light and an obscure glazed window to the rear porch. **Separate Toilet** 6' x 2'5" with sliding door, a close coupled low-flush w.c., and a wall-mounted wash hand basin with a



tilled splashback. **Bedroom (2)** 11'11" x 9'11" with views over the rear garden, fitted carpet, built-in wardrobe with hanging and shelf space, adjacent vanity unit with an inset wash hand basin (h & c) with a bevelled mirrored splashback to the rear and a shaver light over. One single panel radiator and one double power point. **Bedroom (3)** 11'6" min. x 7'7" with a solid floor having a fitted pink carpet, window overlooking the garden, a built-in wardrobe with hanging and shelf space, dressing table unit to one side and one double power point. **Bedroom (4)** 10'4" x 9'1" with a grey fitted carpet, one single panel radiator and two double power points.



Tree Tops Cottage:

A short distance away from the principal dwelling is a self-contained cottage, ideal as accommodation for a relative or possibly for a holiday let. The cottage is of principally brick construction standing under a slated roof. The electrically heated accommodation comprises:

On the Ground Floor: Storm Porch with raised and fielded panelled Front door to **Entrance Area** 10'1" x 5'11" with solid floor having fitted carpet, night storage heater and a recessed cupboard housing the electricity fuse/trip boxes. **Cloakroom** off, 5'4" x 2'7" with cork tiled floor, Pampas coloured low flush w.c., separate **Shower Room** 6'4" x 5'5" with a recessed tiled shower having a "Trident" electric shower unit installed, vanity basin (h & c), electrically heated towel rail. **Sitting Room**, 15'7" x 11'8" overall (incl. stairs) with a solid floor with fitted carpet, bay window, night storage heater. uPVC framed French window to the exterior with four steps down to a small paved patio. Two steps down to the Galley style **Kitchen**

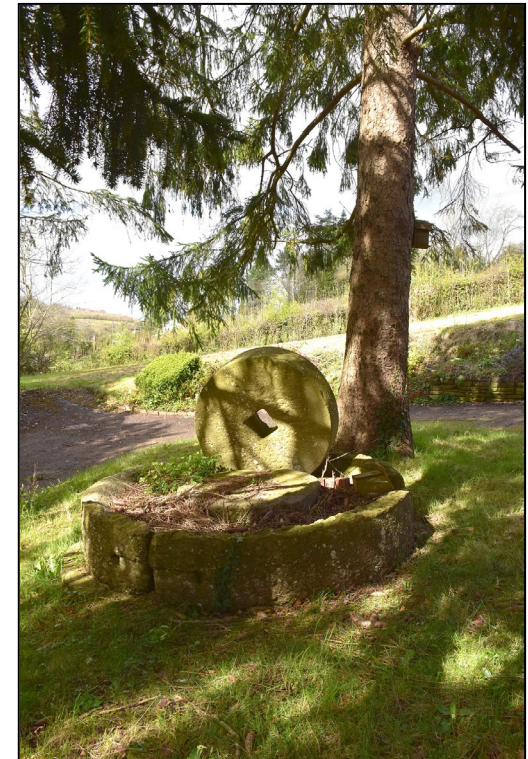
12'5" x 5'1" with two aspects, a range of grey fronted kitchen units with beige granite-effect working surfaces, inset single drainer stainless steel sink unit (h & c), an electric cooker, three double power points, electric cooker point and four recessed spot-lights.

A short flight of steps from the Sitting Room leads up to

On the First Floor: a **Small Landing**, 5'5" x 2'7" off which are the bedrooms including: the **Main Bedroom** 12'6" x 9'1" a double room with a fitted pink carpet, large uPVC framed double glazed window with an outlook over the flat roof of the garage and with exposed king-post roof truss timbers and purlins. Two double power points. **Bedroom (2)** 12' x 5'5" a compact bunk/single room with exposed roof truss and purlins and a raised single/bunk bed unit.

POSSIBLE EXTENSION: It is considered that an additional ground floor reception room could perhaps be added to the cottage by utilising the lower space at the rear of the garage, subject of course to the obtaining of any necessary consents.

OUTSIDE - the property is approached from the Abbeydore road leading out of the village via a sweeping Tarmac surfaced driveway with a parking/turning area providing ample parking space for several vehicles. There is a good-sized **Garage** 28'5" x 12'8 max. attached to Tree Tops Cottage, this has a concreted floor on two levels, an electrically operated up and over door and side personnel access. There is fluorescent lighting, one double power point and an arched twelve-pane window overlooking the cottage patio/garden. Adjacent to the garage is a **Carport** 16'7" x 11'8" with a Tarmac surface,



this being located beneath the main bedroom and having a raised firewood storage space alongside. Adjacent to the parking area is a small area of lawn featuring a stone cider press and shaded by well-established conifers, the lawn continues around to the front of the annex with pathway access and a patio flanked by an herbaceous border. To the opposite side of the main dwelling is a further expanse of lawn running up to a level paved patio area adjacent to a feature stone chimney. A concrete path leads to the rear and steps flanked by herbaceous borders lead to the rear garden where there is a shrubbery area, a good expanse of lawns, a former vegetable garden area with various fruit trees and a nearby aluminium framed Greenhouse 6' x 6' approximately. There is a useful **Garden Store Shed** 12' x 7'1" of concrete block-work construction under a fibre cement roof and having a uPVC framed window. The rear garden which is mainly down to lawn has various well-established shrubs and herbaceous plants and has been designed to provide colour and fragrance throughout the year. Adjacent to the roadside is an area of sloping ground with several mature, principally coniferous trees, no doubt explaining the naming of the property.

SERVICES Mains electricity, water and drainage are connected. Telephone (subject to Telecommunications company transfer regulations). Oil-fired central heating is installed to the main dwelling whilst electric heating is installed to Tree Tops Cottage.

PRICE Offers in excess of £695,000 are invited for this unique property.

TENURE Freehold.

OUTGOINGS The main property is banded in Band "G" and the Cottage is banded in Band "A" for Council Tax purposes.

POSSESSION Vacant Possession upon completion.

VIEWING Strictly by appointment please through the Sole Agents.

APPROACH The postcode relating to the property is HR2 0HU and the property is best approached from the centre of the village by taking the Abbeydore Road out of the village past the garage and shortly after the left hand turn into Dark Lane the driveway entrance to Tree Tops will be seen on the left hand side under the shade of conifer trees. The driveway entrance to the property may be found by what3words: [///politics.lamps.cookbooks](https://www.what3words.com/#!/en/HR20HU/politics.lamps.cookbooks)

Google Map:



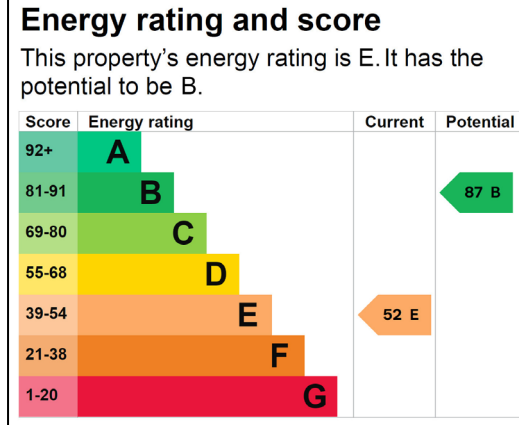
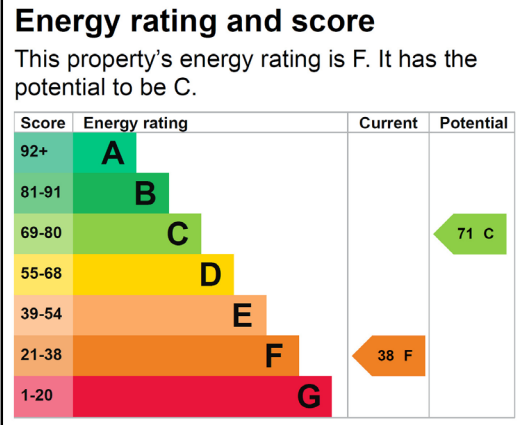
Scan the QR code or visit the link:
<https://tinyurl.com/27bd8x78>



House EPC Available Here:



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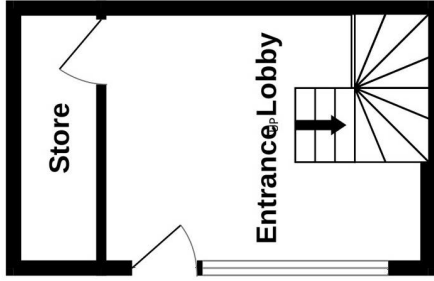


Cottage EPC Available Here:

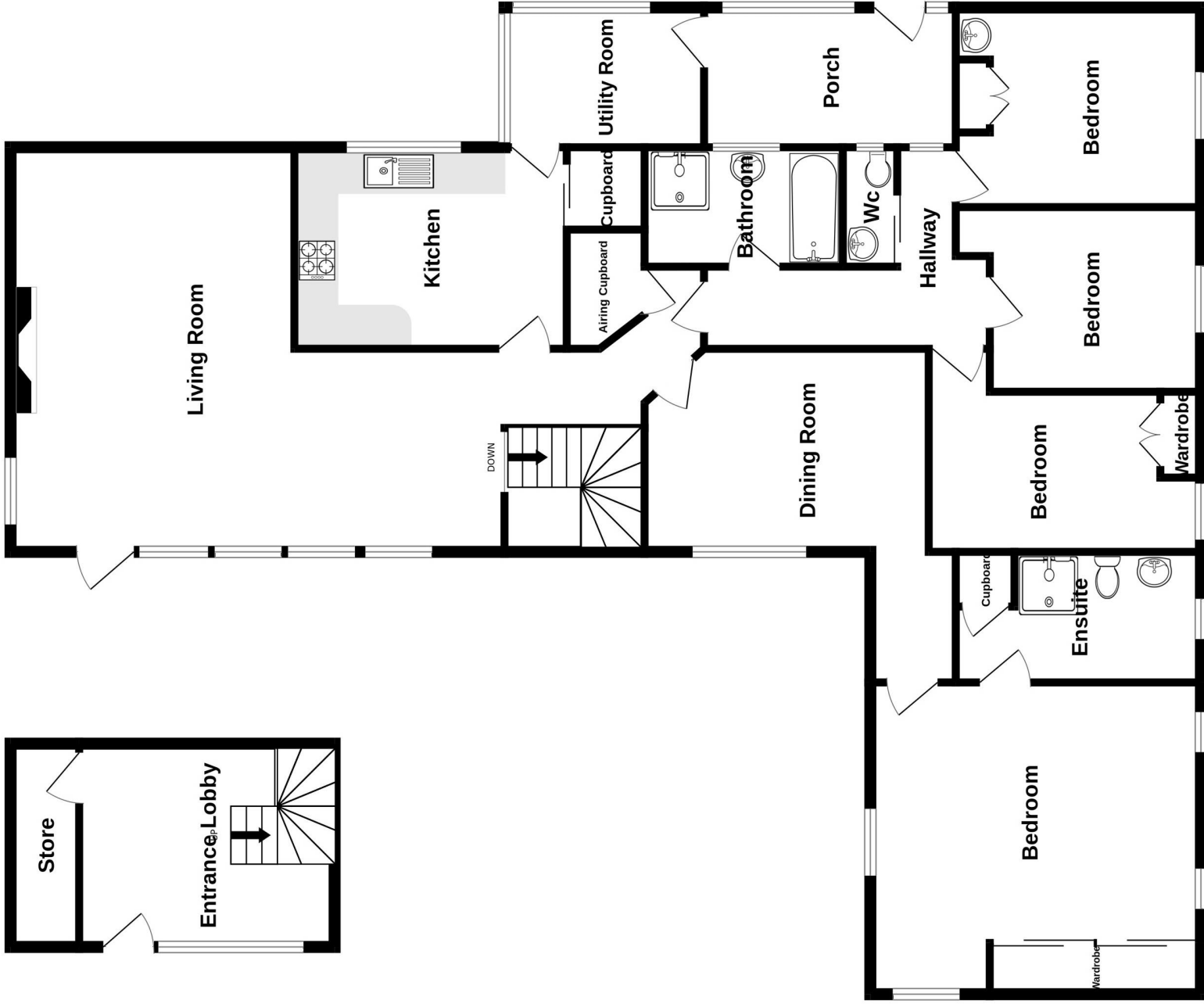


Scan the QR code
or visit the link:
<https://tinyurl.com/4fph9u43>

Ground Floor
159 sq.ft. (14.8 sq.m.) approx.



1st Floor
1751 sq.ft. (162.7 sq.m.) approx.

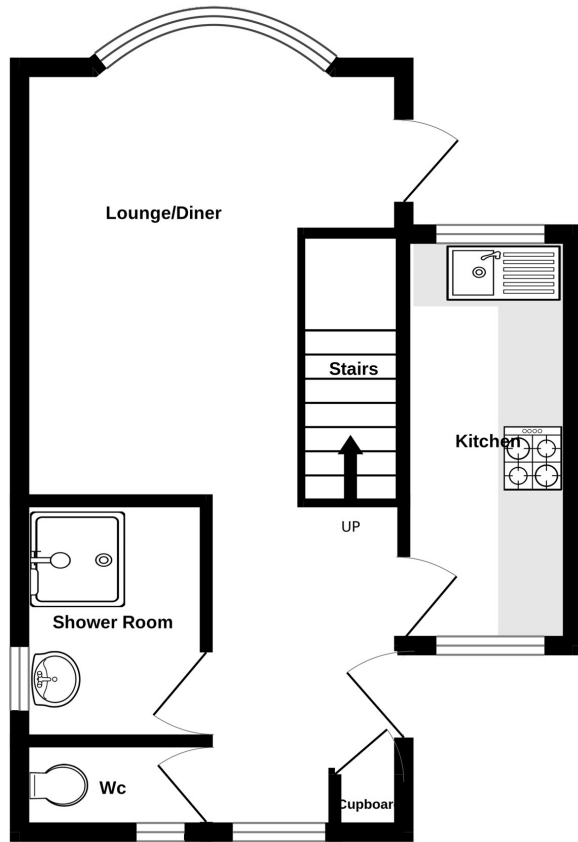


TOTAL FLOOR AREA : 1911 sq.ft. (177.5 sq.m.) approx.

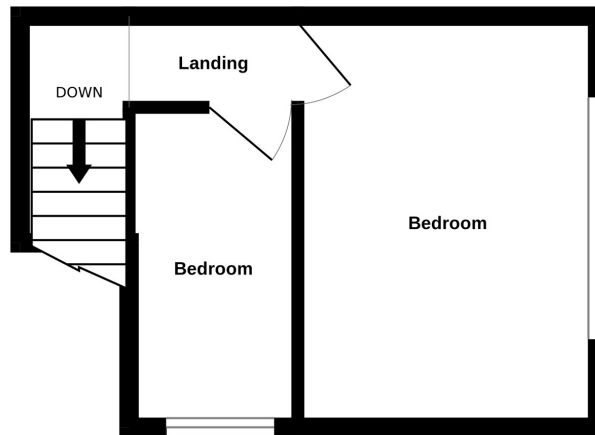
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Ground Floor
344 sq.ft. (31.9 sq.m.) approx.



1st Floor
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

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