



Bridge Farm House Ewyas Harold Hereford HR2 0TY

£335,000

- Attractive attached half-timber house
- Convenient village location
- 4 bedrooms, 2 bathrooms
- Converted cellar
- Gardens, off-road parking
- Countryside views, must be seen

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A delightful attached half-timbered former farmhouse prominently located within the highly favoured village of Ewyas Harold which lies in the renowned Golden Valley, near to the Black Mountains and well-placed for access to the Cathedral City of Hereford (12 miles), the market town of Abergavenny (12 miles) and Hay-on-Wye (18 miles).

Within the village there are a variety of amenities which include a primary school, two public houses, a shop/post office, butchers, sports playing field, doctor's surgery, veterinary surgery, church, bus service and renowned 'Fish and Chips Shop'.

The property retains many of its original features with exposed A-framed timbering and the modern conveniences of double-glazing and electric night storage heating. A particular feature is the Chinese slate flooring to the majority of the ground floor.

The whole is more particularly described as follows:-

Ground Floor

Split-level Entrance Hall

Chinese slate floor, centre light, electric night storage heater and door with steps to the converted cellars.

Cellar 1

Two wall lights, electric night storage heater, window, smoke alarm and arched ceiling.

Cellar 2

Exposed timbers, centre light, two wall lights and extractor fan.



Lower Reception Hall

Chinese slate floor, centre light, electric night storage heater and windows to front and rear.

Bathroom

White suite comprising wood-panelled bath with electric shower fitment over, wash hand basin, low level WC, part-tiled walls, Chinese slate floor, ceiling timber, centre light, electric night storage heater, wall mounted electric heater and window.



Drawing Room

Carpet, recessed fireplace with woodburning stove, wrought-iron surround and bricked hearth, exposed timbering, electric night storage heater and windows to front and rear.

Dining Room

Exposed ceiling and wall timbers, covered electric night storage heater, two sensor lights, two wall lights, window and half-glazed stable door to rear.



Kitchen/Breakfast Room

Range of base units with formica work surfaces, Belfast sink unit on a brick-plinth with mixer tap, plumbing for automatic washing machine and dishwasher, Chinese slate floor, electric night storage heater, two spotlight fitments, electric cooker point, dimmer control and window.

First Floor

Landing

Exposed timbering, Velux roof window and centre light.

Bedroom 1

Exposed ceiling and wall timbering, centre light, wall mounted electric heater, window, dimmer control and hatch to roof space.

Shower Room

Shower cubicle with electric shower, wash hand basin with cupboard under and tiled splashback, low level WC, covered electric night storage heater, heated towel rail, two spotlights and Velux roof window.

Bedroom 2

Exposed ceiling and wall timbering, centre light and windows to two elevations.

A door leads from the landing to the Inner Landing with spotlight,hatch to roof space, large built-in Airing Cupboard with two doors, hot water cylinder and slatted shelving.

Bedroom 3

Exposed ceiling and wall timbers, centre light, wall mounted electric heater, feature fireplace with wrought-iron inset, tiling and wooden surround, exposed floorboards, window to rear and Velux roof window to front.

Bedroom 4

Centre light, exposed timbering, wall mounted electric heater and window.

Outside

The property is approached via a private drive to the rear leading to the parking area and storage shed.

To the side of the property there is an extensive paved patio area with stone retaining walls and floral beds.



Outside light. Barbecue area.

To the front of the property there is a lawn which is enclosed by fencing and beech hedgings with an entrance gate.

Outside water tap and lighting.

General Information

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric night storage heating.

Outgoings

Council tax band D payable for 2017/18 - £1674.57. Water and drainage rates are payable.

Tenure & possession

Freehold with vacant possession on completion.

Directions

From Hereford proceed on the A465 towards Abergavenny, after about 11 miles turn right into Ewyas Harold. Just over the small bridge turn left and then almost immediately right into the Bridge Farm Development. After approximately 30 yards turn right into the private drive to the property.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

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