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Offers over
£430,000

Caenewydd
Vowchurch Common
Herefordshire
HR2 0RL

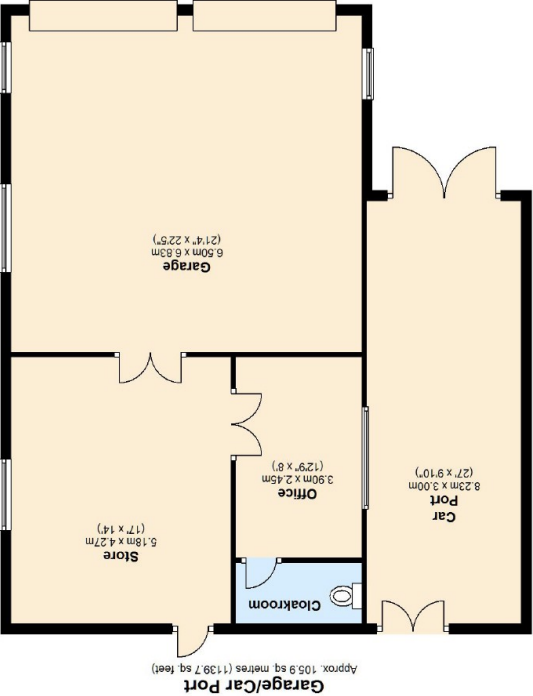
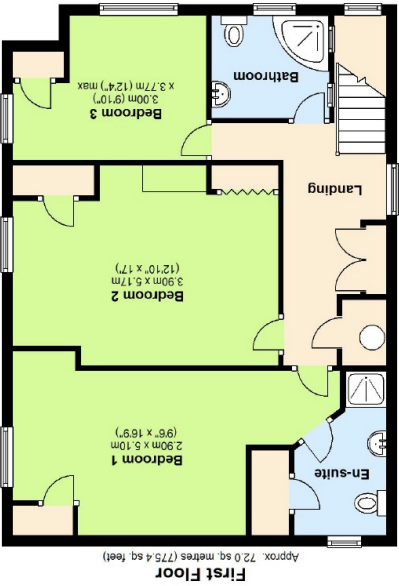
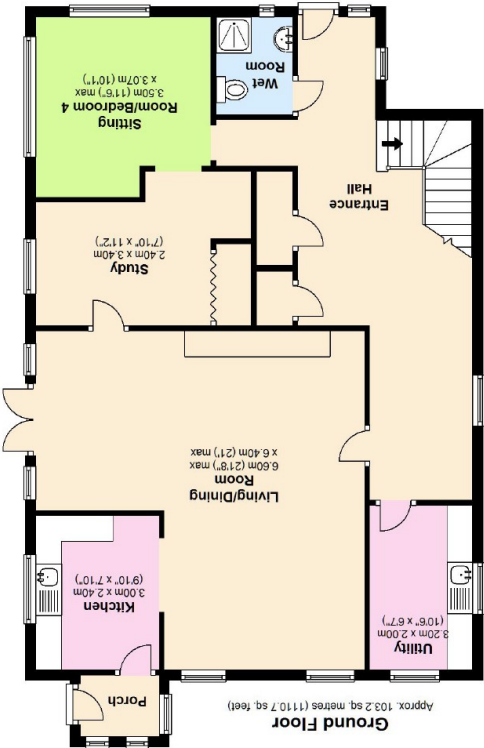
Summary

- Detached family home
- 3/4 bedrooms, 1 ensuite
- Spacious accommodation
- 1.3 acre gardens
- Detached double garage
- Stunning countryside views

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Floor plans - not to scale



Total area: approx. 251.1 sq. metres (3025.8 sq. feet)

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A scenic landscape photograph showing a wide valley with vibrant green fields and a winding road. In the distance, rolling hills are visible under a bright blue sky with scattered white clouds. The foreground is filled with lush green foliage and yellow flowers, partially obscuring the view.



A private and peaceful, detached property with versatile accommodation and a lovely garden; making an ideal home for families or couples. The house has a modern kitchen, three double bedrooms (one with en-suite) and a very large open plan living/dining room with plenty of character and charm including the original bread oven and stone fireplace. There is also a study and a second sitting room/4th bedroom, plus the benefit of a detached double garage/workshop.

On entering the property through the front door to the spacious hallway, there are large storage cupboards and access to all the principal ground floor rooms. A further door opens in to the living room where you are instantly struck by the vast amount of space, wooden beams, built in bookshelves and feature exposed brick fireplace including the original bread oven with an inset woodburner. French double doors open onto the patio and provide stunning views of the far-reaching countryside. This really is a superb room with a good sized dining area. An opening leads into the kitchen where there are fitted wall and base units with an integrated oven and hob, plus space for a dishwasher. At the end of the hallway, the utility room has spaces for washing machine, tumble dryer and fridge freezer. The second sitting room is of good size with a pitched roof, feature beams and spectacular views and can also be used as a 4th bedroom. An archway leads into the study with built in storage cupboards. The ground floor wet room is fitted with a three-piece white suite.

The first floor has a large landing with storage and airing cupboards. Bedroom one is a double room with a built in cupboard and the benefit of a modern en-suite shower room. Bedroom two is also a spacious double room with fitted wardrobes and a dormer double glazed window. Bedroom three has a storage cupboard and access to the attic space. The family bathroom has a three piece beige suite, corner bath and heated towel rail. The property has double-glazing and cavity wall insulation throughout.

The property sits on a wide, mainly flat plot and is approached by a long private drive leading to a turning area where there is access to the double garage. The extensive 1.3 acre garden is mainly laid to lawn with a private feel from the mature trees and shrubs, plus 180 degrees of beautiful views overlooking Vowchurch village and the stunning Herefordshire countryside. To the rear of the house is a paved patio and the smaller garden perfect for outdoor dining and entertaining and a larger grassed and viewing area beyond the garage.

The large, detached double garage has been built to a high standard with the potential of being converted into an annexe. It is fitted with mains water, heating and electric, plus separate drainage. There is an office, cloakroom, plus workshop to the rear of the garage which offers useful storage space or great alternative potential, subject to planning. From the workshop there is a door leading out to the rear 'meadow' garden.

Positioned in the heart of the Golden Valley in the rural community of Vowchurch Common, between the thriving City of Hereford and the famous town of Hay-On-Wye approximately 12 miles distant. Nearby Peterchurch village enjoys a good range of amenities including local schooling at the sought after Fairfield High School, health centre, shop/post office , church, bistro, public house, police and fire station and bus service. The larger village of Ewyas Harold also has pubs, shop/post office, petrol station, fish & chip shop, renowned butchers, doctors' and vet's surgeries. The market town of Abergavenny offers a wider range of social, shopping, and leisure facilities, plus rail connections. The town of Hay-on-Wye is famous for its second hand bookshops and annual literary festival. There is an abundance of walks in the beautiful surrounding countryside, together with bridleways, and within a short distance the Black Mountains, Wye valley, and Usk Valley, which offer a range of outdoor pursuits.

Mains water and electric. Private drainage.
Hereford Council Tax Band F.

From Hereford proceed south on the A465 Abergavenny road taking the right turn onto the B4349 for Peterchurch. In Clehonger turn left for Peterchurch continuing on the B4349. After passing through Kingstone turn right at the T junction for Peterchurch and Hay on Wye onto the B4348. Proceed for approximately 3 miles and take the right hand turn for Vowchurch Common. Follow the road up the hill and take the first right hand turn (between the properties), follow the road along and further up the hill until you reach a fork in the road and take the right turn and the top of the driveway will be indicated by a FOR SALE board.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-36		
Current Average		58	79

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Current Average		37	58

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



THE PROPERTY MISDESCRIPTIONS ACT 1991
We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS
Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.