



Nigel Ward & Co.

CHARTERED SURVEYOR

LAND & ESTATE AGENT, AUCTIONEER & VALUER

 PrimeLocation.com

The Border Property Centre
Pontrilas, Hereford HR2 0EH
Tel: (01981) 240140
Email: office@nigel-ward.co.uk
Web: www.nigel-ward.co.uk

ROWLESTONE, Herefordshire In the depths of the Welsh Border Countryside

This property is set in a secluded position in the depths of the unspoilt rolling rural landscape of the Welsh Border countryside, it is, however conveniently situated about two miles from the A465 Abergavenny to Hereford Road, these two important local centres with their diverse range of amenities and facilities each being approximately 14 miles distant. Both have railway stations and the former also has a dual-carriageway link with the national motorway system. The local village of Ewyas Harold is about 2 1/2 miles away and has a surprising range of facilities including a Primary School, a Village Stores and Post Office, a Butchers' Shop, a Church and Two Chapels, Doctors' and Dentists' Surgeries, two Public Houses, a Garage and Filling Station as well as a well-used Village Hall.

An unusual,
imaginatively
designed Stone Barn
Conversion
standing in grounds
of just under 12 acres
including Gardens,
Pasture,
an Orchard area and
thriving mixed
broadleaf Woodland.



MILL BANK

The property is constructed of local stone and stands under a felted and slated roof, notwithstanding this, it has considerable green credentials, having the advantage of an efficient air-source heat pump heating system and a photovoltaic array. The accommodation; which possesses a great deal of character, has exposed Oak timbers, Oak framed double glazed windows and exposed stone walls, it comprises:



On the Ground Floor:

Half glazed Oak door to
KITCHEN/ BREAKFAST ROOM
13'1" x 11'5"

with views over the gardens to pasture land, suspended board floor having vinyl flooring, Pine base units providing drawer and cupboard space, beige Marble effect working surfaces and inset single drainer sink unit (h & c). One double panel radiator, four double power points, electric cooker point, two double spot lights and electricity trip box.

Larder Cupboard off with fitted shelving and reduced headroom.



An Oak door leads through to the spacious and airy Sitting/Dining Room, on two levels, with exposed stone walls and exposed timbers.

the DINING AREA 12'4" x 11'1"

with beige fitted carpet, lancet type window, one double panel radiator, one double power point and five amp lighting circuit. Stairs leading down to the Lower Ground Floor. A low stone wall capped with an old polished Oak beam forms a room divider and one step down is the

SITTING ROOM 20'11" x 16'8"

with beige fitted carpet, large Oak framed glazed screens to either side, one incorporating French windows leading out to the garden. This room is open to the apex with substantial Oak roof trusses, exposed purlins and exposed stone walls. There is a "Villager" wood-burning stove with flagstone hearth, two double panel radiators and one double power point. Light Oak bookshelves are installed to one end and above these a ladder gives access to a





GALLERIED LIBRARY/LOFT,
16'10" x 6'1" with a lancet window, two
double power points and two double wall
lights.

From the Dining room, a door gives access to the
STUDY/BEDROOM (3) with fitted brown carpet, exposed Oak beam, one double power
11'4" max x 11'1" point and one double panel radiator. Restricted headroom to one side.
Solar photovoltaic panel control box.

A staircase with fitted carpet leads down to
On the Lower Ground Floor:

ENTRANCE HALL with quarry tiled floor, one double and one single panel radiators and
10' x 4'7" central heating room-stat. Half-glazed Oak door to lower garden.
Inner Hallway with two recessed, curtained Wardrobes/Storage spaces.

WET-ROOM with quarry tiled solid floor, white suite of pedestal wash hand basin
8' x 5'4" (h & c), low flush w.c., and tiled shower area with shower mixer tap,
shower rail and curtain. One double panel radiator and shaver light.

BEDROOM (1) A double room enjoying two aspects, exposed beams, fitted beige
10'11" x 10' carpet, one double panel radiator and two double power points.

BEDROOM (2) Another double room with two aspects, fitted beige carpet, exposed
16' av. x 10'10" beams, one single panel radiator, pedestal wash hand basin (h & c)
having tiled splash-back and shaver light over. **Airing Cupboard** off
with stainless steel hot water cylinder. slat shelving and electric light.
Control gear for air-source heat pump.

OUTSIDE The property is approached from the roadside via a gated entrance to a
good rammed stone surfaced driveway, which is flanked for it's approximately
240 yards length by a paddock and orchard to one side and by the shady
woodland to the other. The driveway terminates at a convenient turning and
parking area, which gives access to the
Detached Garage, 18'6" x 8'5" of stone
and concrete block-work construction
standing under a slated roof, with a
concreted floor, timber double doors and
a side personnel door. A work bench is
installed to one end and there is high





level shelving, two double power points and plumbing for an automatic washing machine. Adjacent to the driveway is an area of vegetable beds with various soft fruit bushes including Blackcurrant, Raspberries and Gooseberries as well as a Strawberry bed. Nearby is a newly constructed **Timber Garden Store/Log Store**, 12' x 7', standing under a steel roof. The small orchard area adjacent to the driveway features young fruit trees including Apple, Pear, Plum and Crab Apple. Close to the dwelling there are

good expanses of lawn attractively interspersed with well-established herbaceous beds and borders stocked with a wide and interesting variety of plants selected to provide colour and fragrance throughout the seasons. A small wildlife pond is situated adjacent to the steps leading between the upper and lower gardens, whilst there is a useful **Garden and Log Store**, 12' x 7' situated close to the rear of the property with a path leading around to the Garage area.

THE LAND

extends in all to just under 12 acres or thereabouts, the majority of which is a mixed broadleaf wood, which was planted many years ago by the present owner and which is maturing nicely. The wood; which is a veritable haven for wildlife, is intersected by shady woodland rides from which a carpet of Bluebells can be witnessed in the spring. Apart from the woodland and gardens, there are three small paddocks providing useful grazing for livestock or a pony.



SERVICES

Mains electricity and water are connected. There is a private drainage system. An efficient Air Source heating system is installed as well as an array of Photovoltaic panels mounted on a ground based framework providing a welcome source of daytime electricity as well as a useful return from the Feed-In Tariff.

None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE

Freehold.

POSSESSION

Vacant Possession will be available upon completion.

OUTGOINGS

The property is banded in "Band E" for council tax purposes.

RIGHTS OF WAY, ETC. The property is sold subject to and with the benefit of any easements, wayleaves and rights of way which may exist. In particular a footpath runs along the lower boundary adjacent to the stream which borders the land.

PRICE Offers in the region of £485,000 are invited.

AGENTS REMARKS Certain fixtures and fittings including curtains and some items of furniture may be available subject to separate negotiation.

VIEWING Strictly by Appointment through the Sole Agents.

APPROACH The property is best approached from Pontrilas by taking the turning adjacent to Pontrilas Builders Merchants, signposted "Rowlestone". Proceed up the hill, towards Rowlestone hamlet, past Rowlestone Court Ice Cream, proceed round past the church and turn left, signposted "Walterstone". Proceed down the hill and at the fork at the bottom, take the left hand turning and the gated driveway to Mill Bank will be found immediately on one's left hand side.



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.
- d. The Plan is based upon Ordnance Survey Maps, amended by the Agents and is produced for the convenience of purchasers only. It, 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.

Plan Of Mill Bank Rowlestone

