

### ROWLESTONE, Herefordshire

This property is pleasantly situated in a rural setting amidst unspoilt countryside close to the border with Wales and the Black Mountains. Rowlestone is a small, scattered community that is nonetheless only about 2 1/4 miles from the busy local village of Ewyas Harold with its abundance of amenities and facilities and which has access to the A465 from where Hereford is 10 miles and Abergavenny 13 miles approximately. There is an excellent range of facilities including Railway Stations at both of these centres as well as a dual-carriageway connecting to the national motorway network at the latter.

#### Sale Particulars of:

A detached Stone built Cottage providing an ideal subject for sympathetic restoration, standing in a shady garden with many trees and shrubs and with a roadside access gate off a quiet lane.



### QUARRY HOUSE

The cottage, which has been in the present family's ownership for over fifty years is chiefly constructed of local stone, standing under a roof being a combination of tiles, stone tiles and with a felt roofed single storey section. The accommodation, which provides the essentials for everyday living is in need of modernisation and improvement, at present it comprises:-

On the Ground Floor:



Part glazed front door to SITTING / DINING ROOM 22'6" x 10'11" with two windows having a pleasant outlook towards the front garden, parquet effect vinyl flooring, exposed joists, tiled fireplace with solid fuel grate, candle recess, two double power points, electricity meter and fuse boxes. Corner staircase leading off to the first floor.

Door through to REAR LOBBY with two-tone blue Marley tiled floor and hatch to roof space. 8'3" x 3'9"

Part obscure-glazed door to REAR ENTRANCE PORCH, with concrete floor, part exposed stone wall and window shelf. 6'8" x 4'3" Part glazed back door to exterior.

BATHROOM 9'1" x 5'6" with black and white Marley tiled floor, white suite of pedestal wash hand basin (h & c), cast iron panelled bath (h & c) and low flush w.c. Dimplex wall mounted blower heater.



KITCHEN 9'8" x 7'10" with view to rear, concrete floor, single drainer stainless steel sink unit (h & c), fluorescent lighting, electric cooker point and two double power points. Solid fuel Rayburn with circuit to adjacent hot water cylinder having stand-by immersion heater.

Door leading off and step down to STORE ROOM / STUDY with view to side, concrete floor, fluorescent lighting and two double power points. 9'6" x 7'5" PANTRY, 5'1" x 4'9", leading off with solid floor and wall-mounted shelving.



Through to

Ground floor BEDROOM a double room with view to side, solid floor having fitted carpet, candle  
11'4" x 11'3" recess and two double power points.

From the Sitting/Dining room, a corner stairs leads to

On the First Floor:

Small LANDING, 3'11" x 2'9".

BEDROOM (1) A double room with aspect over the front garden, one double power point,  
11'4" x 11'3" bedside two-way string-pull light switch and hatch to roof space.

BEDROOM (2) A single room with also view to front, one double power point and bedside  
11' x 7' av. two-way string-pull light switch.

OUTSIDE

A pedestrian gate leads from the public highway via a paved path to the back door of the dwelling, the path continues around to the front of the cottage to a path flanked by a low wall and the front door. A gap in the wall



opens up into the main garden area, which slopes gently away from the cottage in a south-easterly direction. The garden features a good number of shrubs and trees providing shade and shelter. Great potential exists for the creation of a lovely garden by careful selection of the plants present but perhaps opening up the outlook by selected thinning of the quite dense undergrowth. A 12 foot wide roadside gate leads into a grassed area, which also accommodates the

private septic tank drainage system. Close by is a detached COAL SHED, 7'2" x 5'4" of corrugated iron construction.

SERVICES

Mains electricity and water are connected. Drainage is understood to be to a septic tank and soak-away. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE

Freehold.

OUTGOINGS

the property is banded a "Band D" for council tax purposes

POSSESSION	Vacant Possession will be given upon completion.
PRICE	Offers in the region of £250,000 are invited.
VIEWING	Strictly by Appointment through the Sole Agents.
APPROACH	The property is best approached by driving into Ewyas Harold, turning left at the green island, continue into the village centre then turn left opposite the Temple Bar Inn signposted Rowlestone. Proceed out of the village, up the hill, continuing for approximately 2 ¼ miles without turning off and Quarry House will be found on one's left hand side. The postcode of the property is HR2 0ED but this will not take you to the door but to the vicinity..



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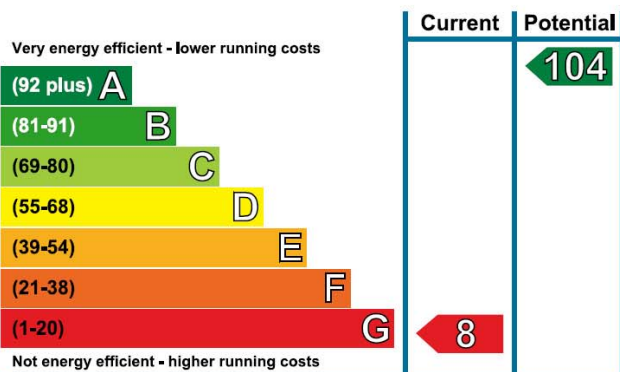
**IMPORTANT NOTICE** Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- 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 Auctioneers 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.
- e. In the case of any inconsistency or variation between these particulars of the property and the Special Conditions of Sale and Sale Contract, the latter shall prevail.





## Energy Efficiency Rating



The graph shows the current energy

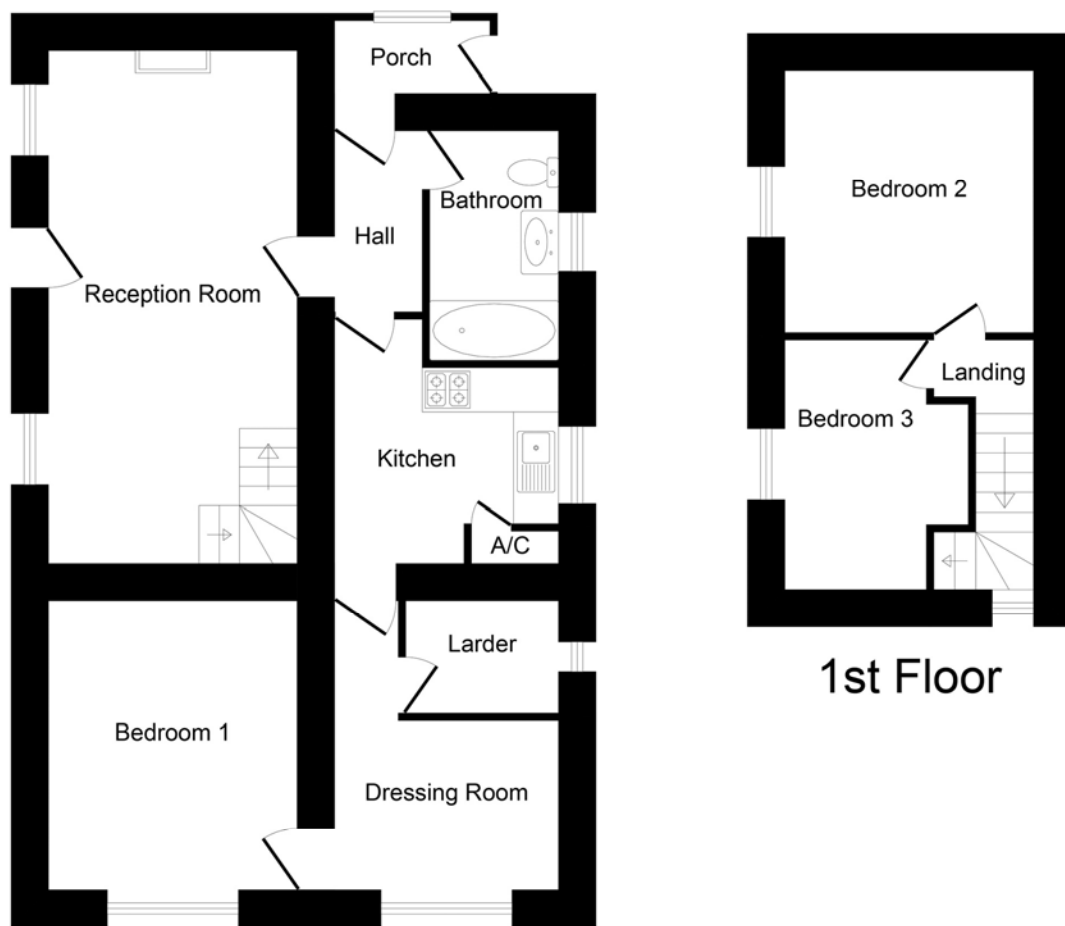
The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.





Ground Floor

1st Floor

