



## Sweeps Cottage

Lower Maescoed, Herefordshire  
HR2 0HP





# Sweeps Cottage, Lower Maescoed, Herefordshire HR2 0HP

This lovely, detached cottage occupies a glorious rural location, between the Cathedral City of Hereford (16 miles) and the market town of Abergavenny (13 miles), not far from the foothills of the Black Mountains and in a totally unspoilt location within the Parish of Lower Maescoed, between Ewyas Harold (2 miles) and Longtown (3 miles).

In Ewyas Harold there is shop/post office, two public houses, a doctor's surgery, primary school, fish and chip shop, butcher's, sports playing field. There is a further primary school in Longtown and the property is in the catchment for Fairfield Secondary School in Peterchurch.

The original cottage has been extended and provides very spacious accommodation with double glazing, oil central heating, two woodburning stoves and an additional open fire and there is excellent parking, a home-office, studio and lovely gardens extending to approximately 0.45 acres.

The area is particularly noted for its wonderful walks and spectacular views.

The whole is more particularly described as follows: -

## Ground floor

Entrance Porch to the

### Open Plan Sitting Room/Dining Room with exposed ceiling timbering

The Sitting Room has a stone Inglenook-style fireplace with a woodburning stove and a raised hearth, former bread oven, recess to side and window to the front. The Dining Area has an open fireplace with stone surround, radiator and window to the front.

## Lounge

Woodburning stove with floor to ceiling stone surround, oak panelling and exposed ceiling timbers, radiator, windows to the front and side, wall light points.

Double Doors lead from the Sitting Room to the

## Kitchen

Fitted with a range of Oak base and wall mounted units with worksurfaces, tiled splashbacks, tiled floor, plumbing for washing machine, 1½ bowl sink unit, electric cooker point, radiator, exposed stonework, windows to side and rear and door into the

## Side Hall

With radiator.

## Utility Area

Plumbing for washing machine, tiled floor, window, side door.

## Wet Room

Tiled walls and floor, electric shower, WC, sauna.

Staircase leads from the Sitting Room to the

## First Floor

### Bedroom 1

Radiator, windows to front and side.

### Bathroom

White suite comprising a bath with mixer tap and shower attachment, wash hand-basin with cupboard under, WC, radiator, separate double shower with mains overhead and handheld fittings, radiator and window.

### Bedroom 2

Radiator, window to front.

### Bedroom 3

Sink unit with cupboard under, wood panelled walls, window to rear.

### Bedroom 4

Radiator and window to the front.

## Outside

The property is approached over the Common via double gates and cattle grid to a large parking and turning area. There is a DETACHED STUDIO - former double garage, with light and power and an adjoining lean-to log store.

**DETACHED OFFICE** with light, power and windows. Garden store.

The property stands in large, mainly lawned gardens with a variety of fruit trees and numerous ornamental shrubs, an ornamental pond and extends to approximately 0.45 acres.

## General information

### Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating.

### Outgoings

Council tax band 'F' - payable 2021/22 £2916.96. Water - rates are payable.



### **Tenure & possession**

Freehold - vacant possession on completion.

### **Agent's Note**

The property has Common Rights.

### **Directions**

From Hereford proceed towards Abergavenny on the A465 to Pontrilas and then turn right into Ewys Harold. Continue through the village towards Longtown and then, after about 2.5 miles turn right, as signposted Lower Maescoed and then the property is located on the right-hand side after about a mile over the Common.

### **Viewing**

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

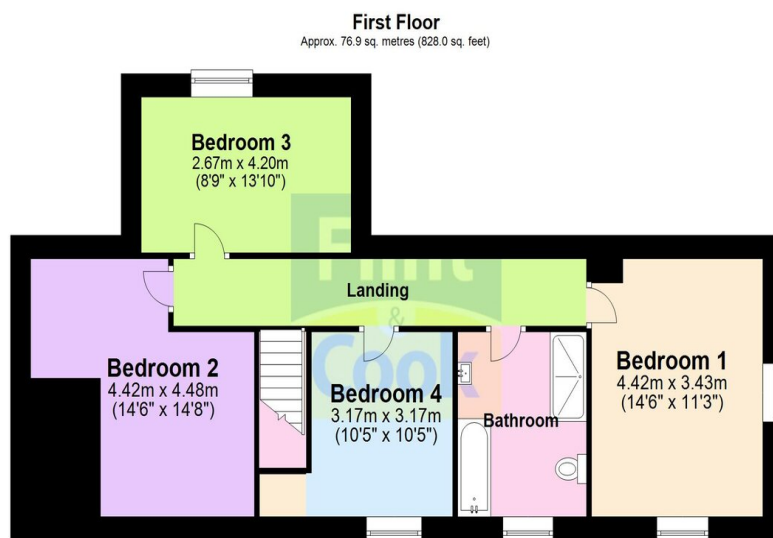
### **Money laundering regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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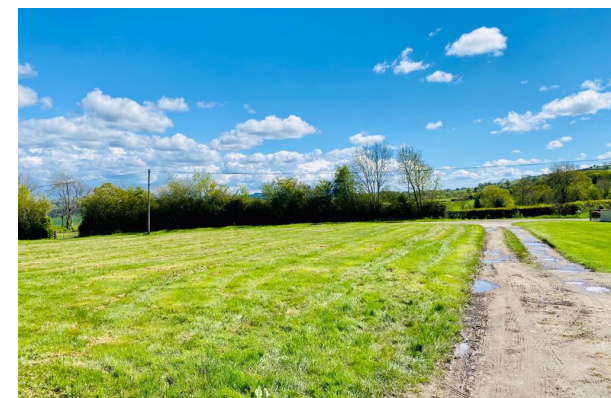






Total area: approx. 164.6 sq. metres (1772.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



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