

Shady Cottage Garway Hill, Hereford



ROSCOE ROGERS KNIGHT
Town and country properties



Shady Cottage

Garway Hill, Hereford

Nestled in 3.76 acres of grounds in a truly rural location with exceptional, far-reaching views, this light and airy 4-bedroom cottage has been cleverly extended and modernised to an extremely high standard. Benefitting from a spacious, detached self-contained 1 bed chalet, a detached studio and a garage/workshop, grassland, landscaped terraces, delightful mature gardens and attractive woodland. Within easy reach of the popular village of Garway, with pub, primary school and active village hall as well as Monmouth, Abergavenny and Hereford.

The original "2 up 2 down" cottage dates back to 1764. It has a combination of a stone and wooden cladded exterior with mainly double-glazed windows all under pitched slate tiled roofs. Features include; contemporary bathrooms and kitchen, down lighters, brushed chrome fixtures and fittings and solid oak internal doors. Flooring is a combination of mainly ceramic tiles downstairs and engineered oak boards upstairs. An oil-fired external boiler provides domestic hot water and central heating to radiators throughout with under floor heating to kitchen/dining and family room.

The formal front entrance is across a sun terrace, under a wooden porch and through a wooden door with leaded glass viewing panel into:

SITTING ROOM: 5.97m x 3.13m (19'7" x 10'3")

Pair of windows to front and French doors to side with far reaching views towards the Malverns. Feature Inglenook fireplace with inset wood burner on a raised tiled hearth with wooden beam over and stone seats either side. Cupboard housing consumer unit at high level. Door into:



OPEN PLAN KITCHEN/DINING/LIVING AREAS: 6.53m x 5.96m (21'5" x 19'7") overall

Consisting of the following:

LIVING AREA:

Double aspect with glazed panels with outstanding views to one side and a pair of windows to the other side. Central wooden pillar and exposed beam. Idigbo hardwood stairs to first floor with square newels and balustrades.



KITCHEN:

Bespoke handmade wooden base units with solid oak worktops on three sides with central island with an inset one and a half bowl stainless-steel sink with mixer tap. Electric cooking range with two ovens and five ring ceramic hob with glass and stainless-steel extractor hood over. Space for American style fridge/freezer. Down lighters.



DINING AREA:

Glazed panels to side and bi-folding doors to balcony making the most of the stunning views. Feature exposed stone wall. Door into:

ENTRANCE HALLWAY:

External part glazed wooden door and Velux roof light. Feature vertically boarded doors along one wall accessing;

FITTED WARDROBE:

With shelves and hanging rail.

WALK-IN UTILITY CUPBOARD:

Solid oak worktop and space and plumbing for dishwasher and washing machine. Consumer unit at high level.

CLOAK ROOM:

Window to side with frosted glass. Low-level WC and wall mounted wash basin with mixer tap and ceramic tiled splash back.

From living area upstairs to:

FIRST FLOOR LANDING:

Large roof light and doors into the following:

MAIN BEDROOM: 6.00m x 3.17m (19'8" x 10'5") average

Double aspect with windows to front overlooking the garden and side with views towards Malverns. Fitted wardrobes with shelves and hanging rails. Freestanding slipper bath with floor standing mixer tap and shower attachment. Roof space access hatch.



STUDY/BEDROOM 4: 3.05m x 1.98m (10'0" x 6'6") average

Window to front with far reaching views.

FAMILY SHOWER ROOM:

Velux roof light. Walk in shower with travertine shower tray, matching tiling to two walls and fixed glazed side panel. Mixer valve with fixed rain style shower head over and adjustable shower attachment on rail. Open washstand with slate tiled top and splash back with dual travertine counter top basins with mixer taps. Low-level WC with concealed flush box, ladder style towel rail and extractor fan.



BEDROOM 3: 3.70m x 3.28m (12'2" x 10'9") average

Window to back. Storage space under the eaves on two sides with lighting.



BEDROOM 2: 3.99m x 3.30m (13'1" x 10'10") average

Dual aspect windows to front and side enjoying far reaching countryside views.



DETACHED CHALET:

Block built with a timber cladded exterior under a slate tiled roof. Electric heating. Entered via a stable door with glazed viewing panel into;



OPEN PLAN KITCHENETTE/DINING/LIVING ROOM: 5.39m x 3.35m (17'8" x 10'12")

Oak bi-fold doors out to terrace and French doors to balcony capitalising on the views. **KITCHENETTE:** Laminate worktop with inset stainless-steel, single drainer sink with mixer tap, two ring electric hob and ceramic tiled splash backs. Cupboards and drawers under with integrated fridge/freezer. Space and plumbing for washing machine. Matching wall units over. Oak floor. Door into:



BEDROOM: 3.15m x 3.09m (10'4" x 10'2")

Window to back and roof access hatch. Door into:



EN-SUITE WETROOM:

Window with frosted glass to side. Tiling to all walls. Mixer valve with fixed rain shower head over and head on adjustable rail. Low-level WC and vanity unit with basin and drawers set under and illuminated mirror over. Chrome ladder style towel rail and extractor fan at high level.



DETACHED STUDIO:

This is set up from the cottage on the bank, via steps with a timber decked terrace and is constructed in stone and blockwork with a timber cladded exterior set under a slate tiled roof. Night storage heating, power and light.



Through stable door into:

STUDIO AREA 1: 5.67m x 5.17m (18'7" x 16'12") average

Windows to front and side. Kitchenette with laminate worktop with tiled upstand and cupboards under and over. Consumer unit at high level. Door into:



CLOAK ROOM:

Low-level WC, wall mounted wash basin with mixer tap and tiled splash back. Extractor fan. From studio are one opening into:

STUDIO AREA 2: 5.90m x 3.13m (19'4" x 10'3")

Vaulted ceiling with windows to front and side.

DETACHED GARAGE/WORK SHOP:

Two storey and block built with timber clad exterior set under a pitched slate tiled roof. Power and light, comprising:

GARAGE: 5.29m x 3.20m (17'4" x 10'6")

Consumer unit and door into adjacent:

WORK SHOP: 5.29m x 2.85m (17'4" x 9'4")

Window to side.

Up external steps and through stable door with glazed viewing panel into:

CRAFT/ATTIC ROOM: 6.10m x 3.49m (20'0" x 11'5")

French doors to front make the most of the stunning views. Storage space under the eaves to two sides.

GARDENS AND GROUNDS:

The mainly concrete drive leads over a cattle grid passing the flower meadow and terraced lawns up to a looped driveway around the garage/workshop accessed via a concrete hardstanding. There is a secondary parking area adjacent to the chalet. The south facing front of the cottage has a flag-stone paved sun terrace with matching paving around either side giving access to the side entrance/boot room with steps down to the drive and up to the studio.



The gardens are set to the side around the sun terrace and are mainly laid to lawn with a variety of shrubs and trees including camellias, palm, apple, pear and walnut trees. There is a pond, **SUMMER HOUSE (3.05m x 2.43m)** with power. There are vegetable growing allotments on two terraces with raised beds, **GREEN HOUSE, POTTING SHED & LOG STORE.**

Mid way up the grounds to the left of the driveway is an extensive grassed terrace, part of which is a gravelled section to create a Boules court.

To the right of the driveway is; **THE WOODLAND** (approx. 2 ½ acres) with a very attractive mix of mature trees with 50 or so new saplings planted. A number of woodland walks have been created by meandering grassed paths one of which borders a cut down to the brook. Boundaries are mainly fenced. NB: the neighbouring barn has a right of way along the lower end of the drive near the public highway.



SERVICES:

Mains water and electricity, private drainage. Oil fired external boiler. Council Tax band: D. EPC Rating D & D.

DIRECTIONS:

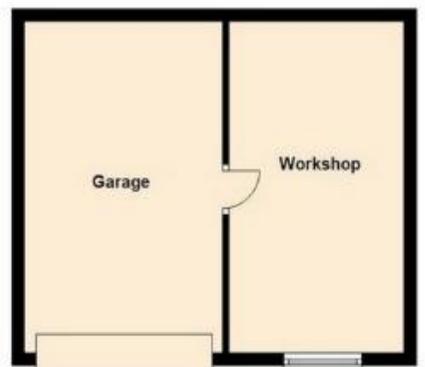
From Monmouth take the A466 Hereford Road up through The Buckholt. Just after the staggered crossroads with the cenotaph at Welsh Newton, turn left signposted Garway. Continue along this road to the Broad Oak crossroads, go straight over and take the first right turning before the Garway Moon Inn, down the hill taking the first left turn and follow road for approximately 2 - 3 miles and Shady Cottage will be signposted on your left. Waht3Words- ///embers.soon.regress



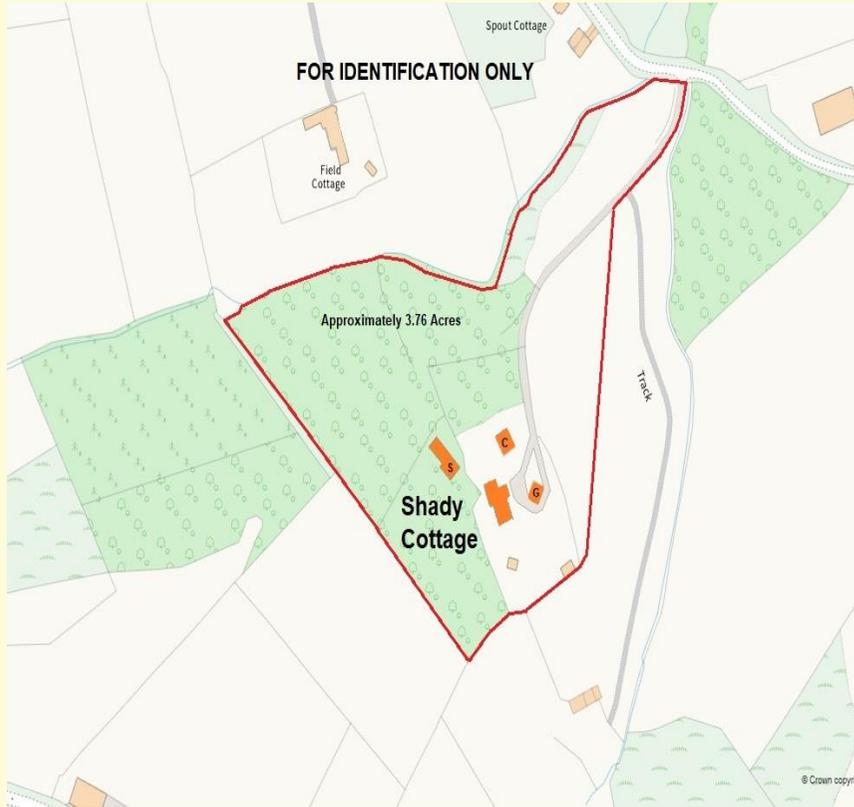
Asking price of £895,000 Freehold







GARAGE/WORKSHOP/CRAFT ATTIC ROOM



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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