

FOR
SALE



Hawthorne Well, Garway Hill, Hereford HR2 8EZ

£520,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Hawthorne Well is a pretty detached cottage situated in the highly sought after rural location of Garway Hill, with truly outstanding and far reaching views. Garway Hill is well placed for access to the cathedral city of Hereford (13 miles) and the market towns of Monmouth (11 miles), Abergavenny (16 miles) and Ross-on-Wye (17 miles) with the M50 motorway link (junction 3).

Within Garway village itself there is a playing field, a church, a public house and a primary school. The area is noted for its lovely walks.

The cottage is mainly constructed of stone elevations and has double glazing and oil central heating and is ripe for renovation, extension or demolition and the construction of a new dwelling (subject to the necessary planning consent) to take advantage of the amazing position and views. The property stands within gardens and grounds extending to 12.5 acres.

POINTS OF INTEREST

- *Detached 3 Bedroom Cottage*
- *Glorious rural location*
- *Spectacular views*
- *In need of renovation*
- *Excellent development project*
- *With 12.5 acres of land*



ROOM DESCRIPTIONS

Entrance Porch

With entrance door leading through to the

Sitting Room

With radiator, window to the front, part wood panelled walls, recess with fuse board and door to the

Living Room

With radiator, window to the rear and door to the side.

Bedroom 3

With 2 windows and a radiator.

Inner Hall

With staircase leading up to the first floor

Shower Room

With tiled and boarded walls and ceiling, tiled shower cubicle with mains fitment and glass screen, wash hand basin, WC, radiator, storage cupboard and window.

Kitchen

Fitted with base and wall mounted units with work surfaces and tiled splash backs, 1 ½ bowl sink unit, space and plumbing for a washing machine, space for a tumble drier, oil fired central heating boiler, radiator, 2 windows and door to the rear.

First Floor Landing

With access hatch to the roof space and doors to

Bedroom 1

With radiator, fitted wardrobes, hatch to the roof space and window to the front.

Bedroom 2

With radiator, storage cupboard and window to the front.

Outside

The property stands in large lawned gardens with ornamental shrubs and trees, there are store sheds and a lean-to greenhouse, outside lights and a water tap. There is a former outside WC and a derelict stone barn.

The land extends to 12.5 acres which is divided into numerous paddocks which slope from west to east, the larger of which lies on the opposite side of the lane to the cottage.

Agent's Note

There is an adjoining parcel of land (approximately 1.8 acres) which is also available to purchase by separate negotiation - (2) on plan. Please see the agents for further details.

Services

Private spring water & private drainage. Electricity is connected. Oil fired central heating.

Telephone subject to transfer regulations.

Directions

Proceed south on the A49 towards Ross-on-Wye, turn right onto the A466 towards Monmouth. Continue through the village of Wormelow then turn right as signposted Pontrilas and Garway Hill. Continue for a further 2 miles, passing through Orcop Hill, then turn right at the junction and proceed for a further 2 miles turning left as signed Bagwylllydiart and then the property is located on the left hand side after approximately 1/2 a mile.

Outgoings

Council tax band C - £2,146 payable for 2025/2026

Private spring water and private drainage.

Viewing Arrangements

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

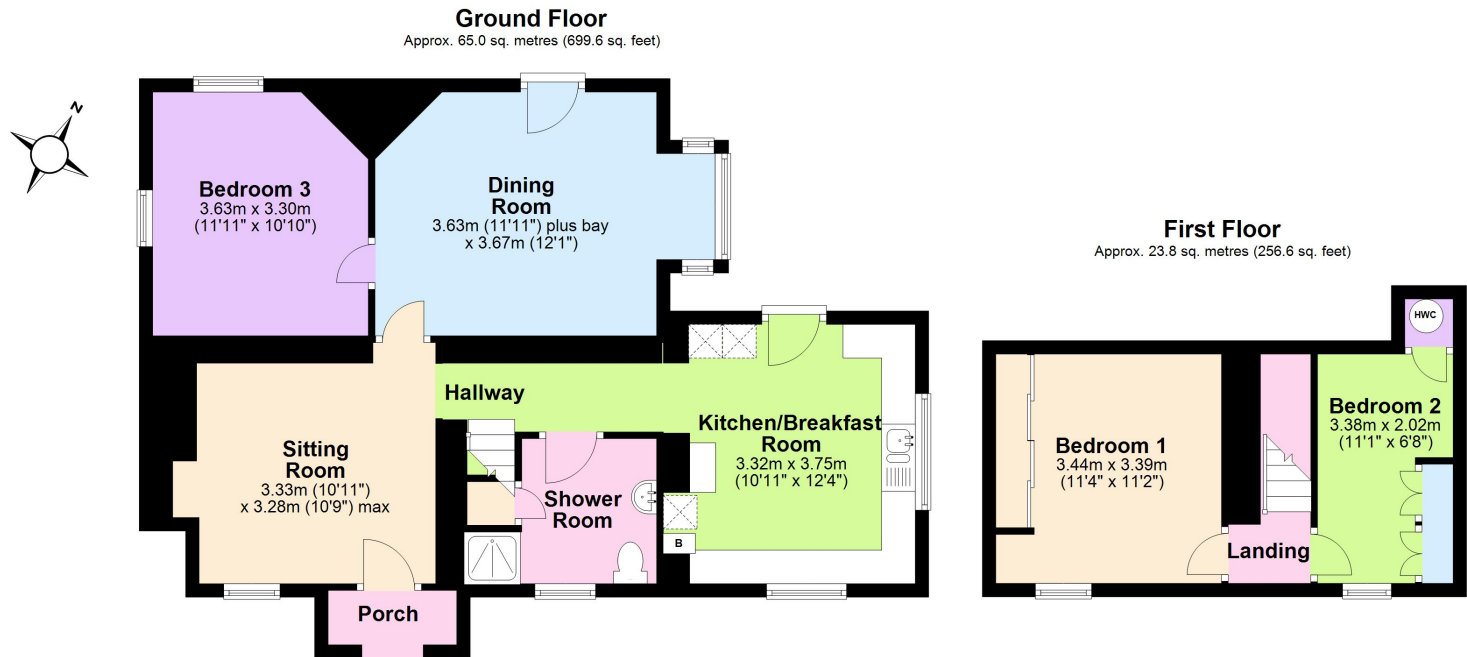
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



Total area: approx. 88.8 sq. metres (956.2 sq. feet)
Hawthorne Well, Garway, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	