



The Old Vicarage

Garway, Herefordshire
HR2 8RJ



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A historic detached property in a glorious rural location with spectacular views. The Old Vicarage features 3 bedrooms, extensive cellars, large former school room (with potential for conversion to additional bedrooms), detached double garage with studio and office above as well as mature gardens extending to 0.38 acres.

The Old Vicarage is a substantial detached stone property in a spectacular, elevated setting with breath-taking views, located in the village of Garway. The property is situated in one of the County's most unspoilt yet prestigious locations between the Cathedral City of Hereford (17 miles) and the market towns of Monmouth (7 miles), Abergavenny (14 miles) and Ross-on-Wye (13 miles) with easy access to the Midlands and South Wales.

Within Garway there is a famous Templar church, a methodist chapel, popular primary school (rated Good by Ofsted), public house, a common with cricket field as well as stunning local walks and cycling routes.

The Old Vicarage, which has a south-westerly front aspect, is steeped in history and believed to date back to the 17th Century having formerly been a brewery/public house, vicarage and school. The property is constructed of stone with versatile accommodation and with replacement double glazing and oil central heating. There is scope for conversion of the lower ground floor/2 cellars and the particular feature being the former School Room itself. The detached two and a half bay oak garage has a studio and office above it. The property is positioned within mature landscaped gardens which extend to 0.38 of an acre and includes the original brewery trough.

The whole is more particularly described as follows:-

Ground floor

Entrance Hall

With flagstone floor, radiator, access to the cellar.

Sitting Room

Open fire with stone surround, radiator, wall light points, window to front.

Kitchen/Breakfast Room

Recently re-fitted with a range of base units with worksurfaces, electric oven, 4-ring hob and extractor hood, sink unit, plumbing for washing machine, oil fired central heating boiler, tiled floor, radiator, window to side, door to the Cellars (below the School Room) and archway into the

Sitting/Dining Room

With an Inglenook-style stone open fireplace, radiator, window to front.

Scullery

With brick and flagstone flooring, fitted shelving, window, cupboard housing the electric fusebox.

Staircase leads from the Entrance Hall to a half-landing

Bedroom 2

With full height ceiling with exposed beams, radiator, window to front.

First floor

Landing & Bedroom 1

Built-in furniture with wardrobes, chests, bedside cabinets, exposed ceiling timbers, radiator, 2 windows to front and door to the BALCONY.

Bedroom 3

Feature fireplace, built-in wardrobe and chest of drawers, radiator, window to side.

Bathroom

Re-fitted with a white suite comprising a spa bath with electric shower and mixer tap, glass screen, WC, twin wash hand-basin unit with cupboards under, tiled floor, tiled walls, ladder style radiator, extractor fan, leaded glazed window.

Storeroom

With Velux window, cupboard housing the hot water cylinder, door to the

School Room

Previously used as a lounge and entertainment space with 5 radiators, 2 windows, double doors to the rear, 2 feature fireplaces, full height ceiling with exposed beams, bar area and door to exterior stone steps, oak boarded floor.

Outside

The property is approached via a splayed entrance with driveway leading to the rear where there is a 2 and a half bay **DETACHED OAK-FRAMED DOUBLE GARAGE** with 2 sets of double doors, light, power, electric fuseboard and storeroom. There is an external staircase to the first floor with a **STUDIO ROOM** with radiator, Velux window, access to eaves and an **OFFICE** with radiator, access to eaves and built-in desktop with window with lovely rear outlook over adjoining farmland.

Outside Cont/...

The property stands in delightful mature gardens which are stocked with a variety of ornamental shrubs and mature trees. There are ornamental connected ponds and 2 greenhouses, oil storage tank, a summerhouse and there is an external boiler (which provides heating for the School Room and Studio and Office). The whole extends to approximately 0.38 of an acre.

General information

Services

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

Outgoings

Council tax band 'E' - payable 2023/24 £2725.62

Water - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed initially south on the A49 towards Ross-on-Wye and at the top of The Callow Hill, turn right towards Monmouth on the A466. Continue through St Weonards and then turn right onto the B4521 towards Abergavenny and continue into Broad Oak and then, just past the filling station, turn right as signposted Garway. Continue through the village passing the public house on the right and the property is located 1/4 of a mile past the school on the right-hand side, as indicated by the Agent's FOR SALE board.

What3words ///shorthand.fails.purest

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.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

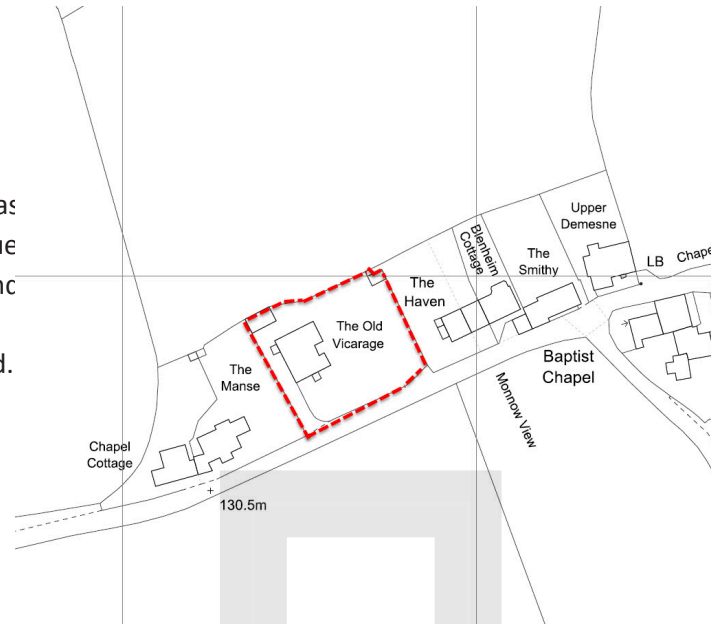
Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

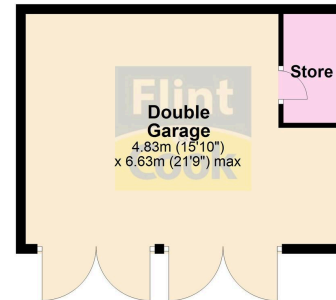
JRC FC006346 May 2023 (1)

Energy Performance Certificate (EPC) pending.

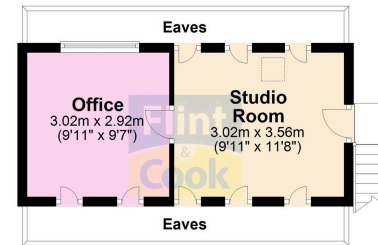




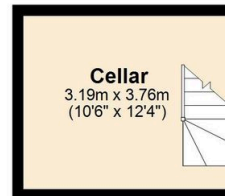
Ground Floor
Approx. 32.0 sq. metres (344.4 sq. feet)



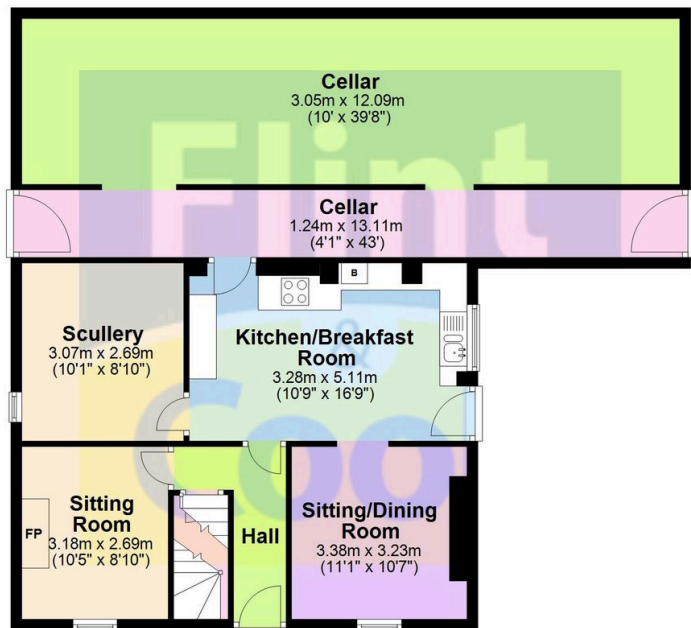
First Floor
Approx. 19.9 sq. metres (214.2 sq. feet)



Basement
Approx. 0.0 sq. metres (0.0 sq. feet)



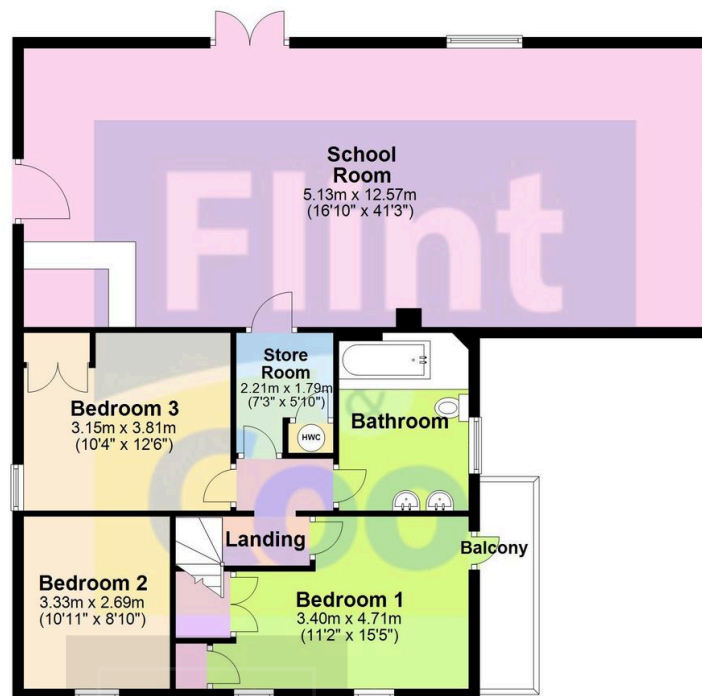
Ground Floor
Approx. 52.8 sq. metres (568.1 sq. feet)



Total area: approx. 51.9 sq. metres (558.6 sq. feet)

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

First Floor
Approx. 119.4 sq. metres (1285.1 sq. feet)



Total area: approx. 172.2 sq. metres (1853.2 sq. feet)

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Plan produced using PlanUp.



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