



Upper Demesne

Garway
Hereford
HR2 8RJ



Upper Demesne, Garway, Hereford HR2 8RJ

An attractive detached period property in a peaceful rural/village location with lovely views. Three bedrooms (one with dressing room), excellent living space (in all about 1762 square feet), highly energy efficient with solar panels and ground source central heating, lovely period features, parking and a good sized garden.

A delightful detached property in a slightly elevated location, about half a mile from the main village, adjoining farmland and with lovely southerly views being well placed for access to the market towns of Monmouth (8 miles), Abergavenny (9 miles), Ross-on-Wye (14 miles) and the cathedral city of Hereford (14 miles).

Within Garway there is a very active community and facilities including a common/sports field/play area, a public house, churches, a village hall and a popular primary school and in the catchment area for Monmouth Comprehensive School.

Originally 2 cottages (incorporating a shop) and dating to 1840, Upper Demesne now provides one substantial residence which has been tastefully renovated, to retain original features where possible and has the benefit of double glazing and groundsource heating combined with solar panels provides a highly energy efficient home.

The property has a large sitting room with wood burning stove, hand made kitchen, a large master bedroom with adjoining dressing room (former bedroom), spacious bathroom and a lovely cottage style garden, terrace with lovely views particularly from the upper elevation.

Inner Hall

With quarry tiled floor and under stairs storage cupboard, stair case leading to the first floor.

Cloakroom

With WC, wash hand basin and quarry tiled floor.

Kitchen/Breakfast Room

Has handmade base units with wooden work surfaces, a porcelain sink with mixer tap, tiled floor, radiator, feature ceiling timbers, windows to the side and rear, a stable door and double doors into the inner hall.

Utility Room

With tiled floor, 1 and 1/2 bowl Belfast style sink with cupboards under, drainer to side and storage baskets, plumbing for washing machine and dish washer, radiator, window, central heating boiler - the first tank is the heat pump and the second tank a hot water cylinder.

Sitting Room

Which has oak flooring, a recessed stone fireplace with surround and wood burning stove, flagstone hearth, two radiators, two full-length windows to the front, partially glazed door into the dining/living room.

Dining/Living Room

With oak flooring, window seating, an original fireplace with flag stone hearth, feature ceiling timbers, radiator, 3 windows and a door into the kitchen/breakfast room.

Landing

With window to rear and radiator.

Bedroom 1

With exposed floor boards, feature fireplace with tiled inset, 2 radiators, hatch to roof space, windows to front and side.

Dressing Room/Bedroom 4

With a feature fireplace, a radiator, built in wardrobe and window to the front.

Bedroom 2

With hatch to the roof space, 2 radiators, 2 windows to the front with lovely views and a walk-in wardrobe.

Bedroom 3

With feature fireplace, radiator, window to the side.

Inner Landing/Study Area

With window, part wood panelled walls and ceiling, radiator

Bathroom

Which has a free standing roll top bath, wash hand basin, WC, separate tiled shower cubicle with mains fitment and glass screen, exposed floor boards and radiator, heated towel rail, hatch to roof space, down lighters, airing cupboard and a window to the rear.

Outside

To side of the property is a concreted driveway with parking for 2 vehicles. There is a raised front garden with a stone retaining wall, entrance steps and a range of ornamental shrubs.

There is a lovely split level rear garden and immediately to the rear of the property is a paved patio which has a raised pond with an ornamental well pump, outside power socket and gate into an enclosed area with garden shed, water tap, log store and gas (LPG) tank for cooking.

Wooden steps lead from the patio to a lawned garden with vegetable and flower beds, there is an upper garden area with composting space and storage shed and within the garden there is a range of ornamental shrubs and fruit trees.

Outgoings

Council tax band D - £2,321.14 payable 2024/2025
Water rates are payable.

Agents Note

There is an excellent tariff for the solar panels.

Directions

From Hereford proceed south on the A49 towards Ross-on-Wye , at the top of the Callow turn right onto the A466 towards Monmouth. Continue through Wormelow and St Weonards then turn right onto the B4521 towards Abergavenny. Proceed into Broad Oak then, just past the filling station, turn right as sign posted Pontrilas and Garway. Continue into Garway passing the public house on the right hand side and then the school and village hall, go down the hill and the property is located on the right hand side opposite the Baptist chapel.

What Three Words// singers:bookshelf:collected

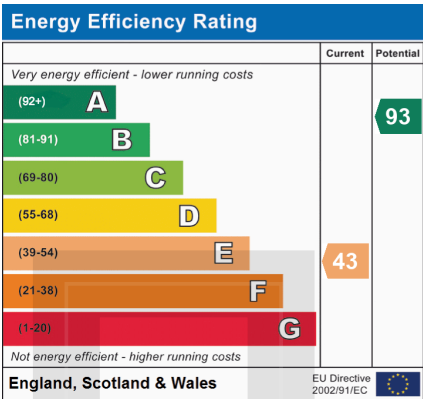
Viewings

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

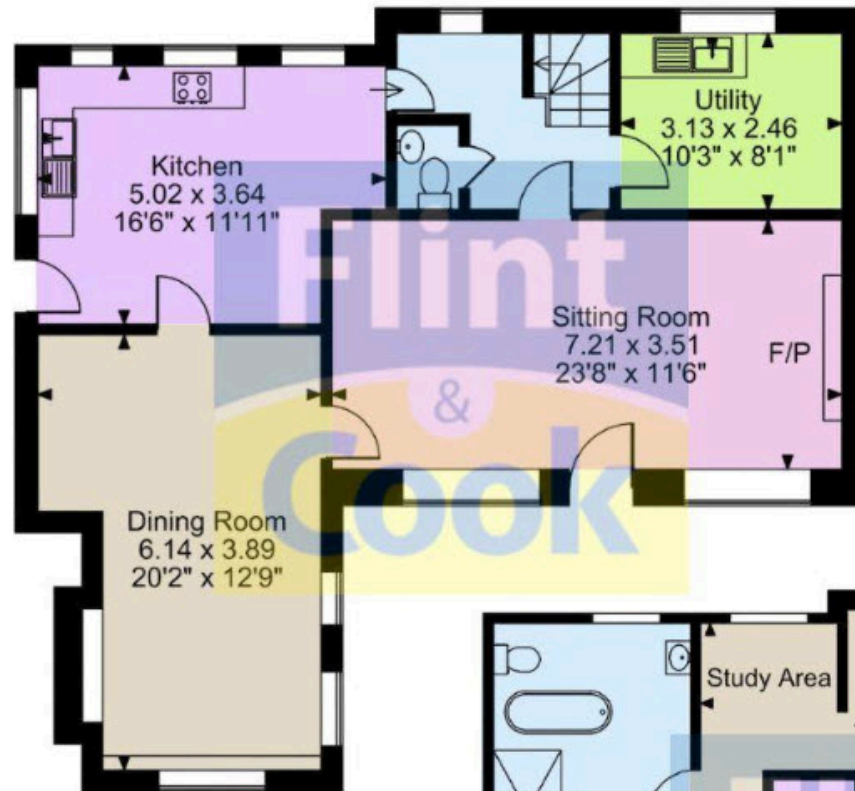
Money Laundering Regulations

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

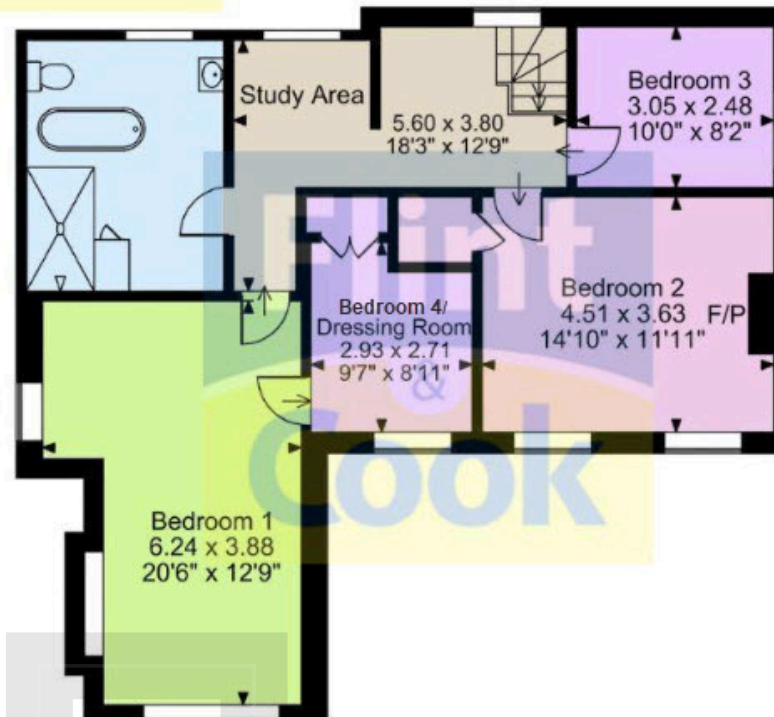
FC00494 7th August 2025







Ground Floor



First Floor



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