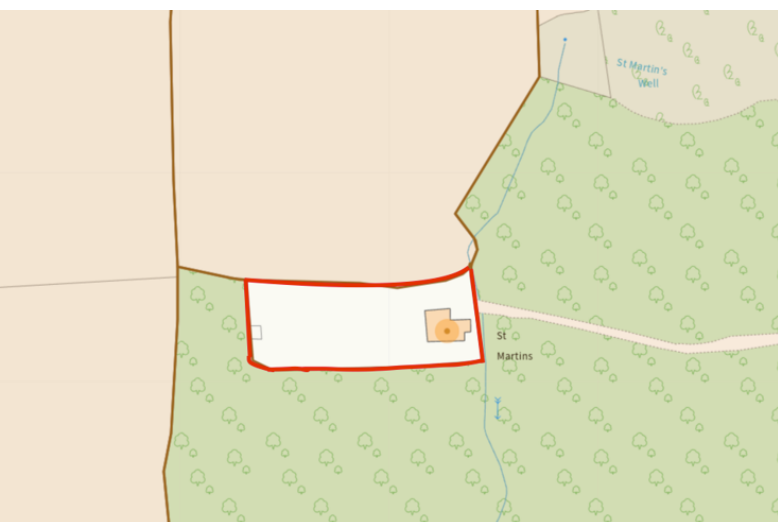


St Martins Well Cottage,  
Ewyas Harold Common HR2 0JG

**Price Guide £150,000 - £175,000**



• Coming to the market for the first time since the early 70's • Renovation project • FOR SALE BY PUBLIC AUCTION (unless previously sold) on Wednesday 31st July, 2024

## OVERVIEW

Coming to the market for the first time since the early 1970's this rare opportunity to purchase a mid nineteenth century detached property, in an idyllic completely hidden away rural location, ideal for an individual who wants to get away from it all. The property currently comprises; side lean-to, cloakroom, kitchen/dining room, ground floor living room, whilst on the first floor comprises living room/bedroom one with a further bedroom off and is set in gardens and grounds amounting to something in the region of 0.25 of an acre. It is fair to comment the property does require a full renovation program, but offers a unique opportunity in this hidden away position in the picturesque Golden Valley.

The property is situated off Ewyas Harold common where there are some lovely countryside walks, with Ewyas Harold village itself, being a thriving village which offers an excellent range of local facilities, including a village shop and post office, primary school, veterinary surgery, doctors' surgery, two pubs, a community centre, fish and chip shop with both the market towns of Abergavenny and Monmouth are also within easy reach, along with the cathedral city of Hereford approximately 12 miles away.

In more details the property which has currently been used for holiday accommodation comprises:

Approached from the common via a green lane gives access to the property, access to:

### Side Lean-To

2.84m x 1.93m (9' 4" x 6' 4")  
Door leads to:

### Cloakroom

With high flush WC, and wash hand basin.  
Side door leads to:

### Hallway

Opening through to:

### Kitchen/Dining room

4.90m x 4.41m (16' 1" x 14' 6")

To one corner there is a double bowled stainless steel sink with mixer tap, working surface to the side, large walk-in store cupboard with shelving and further door giving access to what would have been the front porch.  
Door to:

### Ground Floor Living Room

4.90m x 3.80m (16' 1" x 12' 6")

With window with outlook to the front aspect.

Staircase from the kitchen/dining room lead to:

## FIRST FLOOR

### Living /Bedroom 1

4.80m x 4.90m (15' 9" x 16' 1")

With power, light, traditional night storage heater, dual aspect windows to garden and front aspect.  
Folding door giving access to:

### Bedroom 2

4.90m x 3.20m (16' 1" x 10' 6")

To one corner there is the cold water tank, vanity wash hand basin to on side, wealth of exposed timbers, traditional night storage heater, window to the front aspect and further window giving aspect to the side of the property where the property is accessed from the common.

## OUTSIDE

The property is approached via a green lane across the common, which then gives direct access to the property where there is a parking area to one side. The gardens which are now sadly very much overgrown having a selection and variety of trees, and just outside the boundary there is a natural stream and the gardens which lie to the far side of the property, have a huge selection of variety of trees which leaves a blank canvass for an individual to come in and make their own mark. The boundary at the far end of the garden which can be clearly seen is bounded by stock proof fencing, brickwork and stone and in all the gardens extend to something approaching 0.25 of an acre.

### Viewing Arrangements;

Viewings are strictly by appointment only with us the Agents.  
Email: hereford@shandw.co.uk Phone: 01432 343477

**A full video tour is available via our website and our YouTube channel**

### GUIDE PRICE

£150,000 to £175,000

### FOR SALE BY PUBLIC AUCTION (unless previously sold)

On Wednesday 31st July, 2024 at 2.30pm. In The Devereux Suite, The Green Dragon Hotel, Broad Street, Hereford HR4 9BG.

### CONDITIONS OF SALE

Conditions of Sale: The freehold site with cottage is sold subject to conditions of sale settled by the Vendors' Solicitors. The contract and conditions of sale will be available for inspection in the offices of the Auctioneers and Vendors' Solicitors fourteen days prior to the auction and will not be read out at the auction.

Guide Prices: The guide prices are the parameters that we believe the lot may achieve although by the very nature of the entries, actual sale prices may be higher or lower depending on the demand on the day.

The reserve prices are conditional between the Vendor and Auctioneers and cannot be disclosed.

The guide prices are given in good faith but may be changed at any time leading up to the sale.

Money Laundering Regulations: As a result of the new Money Laundering Regulations, all successful bidders must now provide proof of identity and current address to the auctioneers immediately after the fall of the hammer before completing the sale memorandum.

Vendor's Solicitor: Mr Andrew Johnson, Humfrys & Symonds Solicitors, 1 St John Street, Hereford HR1 2ND Tel: (01432) 276276.  
Email: andrew.johnson@hslaw.legal

### DIRECTIONS

From Hereford City proceed south onto A49 using the two right lanes turn towards Belmont Road A465, after approximately 11 miles turn right onto Pontillas Road B4347 towards Ewyas Harold village, and after proceeding through the village staying on the B4347, turn left onto Cwm Road and first left onto Ewyas Harold Common Road, where for those not using a 4X4, must park on the Common nearby the track to the property which has the Agents For Sale Board.

For those using the following: 'What3words'///pebbles.lowest.parsnip will take you to this point.

For the exact directional point to the Cottage itself, use the following: 'What3words'///loud.sounding.outbound

## GENERAL INFORMATION

### Tenure

Freehold

### Services

Private drainage. Mains electricity. Mains water is supplied via a private supply from The Ewyas Harold Common water system which we understand serves approximately 40 properties on Ewyas Harold common.

### Outgoings

Council tax 'B'

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

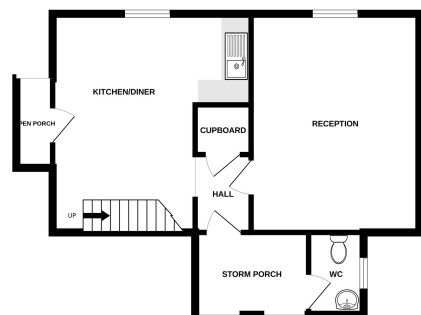
### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

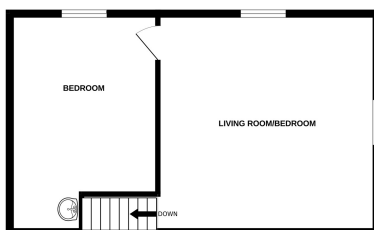
FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 sq.m.) approx.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>9</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.