



# Dineter Wood

Ewyas Harold  
Herefordshire  
HR2 0EL



# Dinter Wood, Ewyas Harold, Herefordshire HR2 0EL

**An elegant semi-detached Victorian residence, in a glorious rural location with spectacular views, recently extensively renovated, 4 bedrooms, excellent living space (over 2631 sq ft), gardens and ground extending to approximately 2.76 acres.**

A highly impressive semi-detached Period residence which occupies an elevated rural position close to the centre of the highly sought-after village of Ewyas Harold, which lies between the Cathedral City of Hereford (12 miles) and the Market Town of Abergavenny (13 miles).

Within Ewyas Harold there is a very active community and range of amenities which include a shop/post office, butchers, fish & chip shop, 2 public houses, sports playing field, doctors, vets, church, bus service, primary school, and the Black Mountains and Golden Valley are close at hand and well known for a network of lovely walks and recreational opportunities.

The original property has recently been comprehensively restored and renovated, with works including re-wiring, re-plumbing and re-roofing, and has newly fitted bathrooms and kitchen with built-in appliances, double-glazing, oil central heating and very spacious accommodation (about 2631 sq ft) with unconverted cellars, excellent parking, and gardens and grounds, which take particular advantage of the spectacular views.

We highly recommend an inspection of this property, which is more particularly described as follows: -

## **Entrance Porch**

With double doors to

## **Reception Hall**

With Amtico flooring, radiator and door to

## **Cellar**

With flagstone flooring, 2 storage areas and room housing the oil central heating boiler and hot water cylinder.

## **Living Rooms**

with feature recessed brick fireplace with slate hearth and hardwood mantle, bay window to the side, 2 radiators, wall light points, smoke alarm, ceiling rose and double doors into the

## **Sun Rooms**

with radiator, corner cupboard, windows taking full advantage of the views and door to rear steps.

## **Kitchen/Dining Room**

With Amtico flooring, kitchen fitted with base and wall mounted units with granite work surfaces and splash backs, integrated sink unit with mixer tap, central island station with granite top, built in electric double oven, 4 ring hob and extractor hood, built in dishwasher, washing machine and tumble drier, larder style cupboard, built in fridge and freezer, 2 radiators, smoke alarm, windows to front and side, bay window to side, and side entrance door to porch.

## **Downstairs Cloakroom**

With WC, wash hand basin, radiator, extractor fan window, wall mounted mirror with shaver point, airing cupboard with slatted shelving and radiator.

## **Study**

With bay windows to side and radiator.

A staircase leads from the Reception Hall to the

## **First Floor Landing**

With radiator

## **Bedroom 1**

With 2 radiators, built-in wardrobes, windows to front and side.

## **En-Suite Shower Room**

The tiled shower cubicle has an electric fitment and glazed screen, a wash hand basin with a cupboard under it, a WC, a wall-mounted mirror with a shaver point, and a ladder-style radiator.

## **Bedroom 2**

Built-in wardrobe, radiator, windows to front and side.

## **Bedroom 3**

2 built in wardrobes, recess for TV, radiator and window to the side.

## **Bedroom 4/Dressing Room**

Radiator, window to front with leaded glazed windows to sides.

## **Bathroom**

Tiled walls, white suite comprising bath with mixer tap, electric shower, wash hand basin with cupboard under and WC, ladder style radiator, wall mounted mirror with shaver point, downlighters and extractor fan.

### Outside

The property is approached by a sweeping tarmacadam drive that leads to a large parking and turning area with concrete and flag stone hard standing areas.

Immediately to the rear, there is a further tarmacadam area with garden shed and oil storage tank, with steps then going to a lawn enclosed by close boarded and stock proof fencing.

Double gates provide access to the Paddock which is enclosed by stock proof fence, undulating and sloping away from the property down to a brook. The whole extends to approximately 2.76acres.

Outside lights and water tap.

### Services

Mains and electricity and water are connected. Private drainage system. Oil central heating.

### Outgoings

Council tax band G, payable 2024/25 £3937.28. Water rates are payable.

### Directions

Proceed from Hereford towards Abergavenny on the A465, and continue through Wormbridge, past Pontrilas Saw Mills to the right, then turn right onto the B4348 towards Hay on Wye, into Ewyas Harold.

Immediately past the Memorial Hall, turn left onto a private driveway, continue to the top and the property is located to the front.

### Viewing


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

### Money Laundering Regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

FC00408 September 2024 JRC

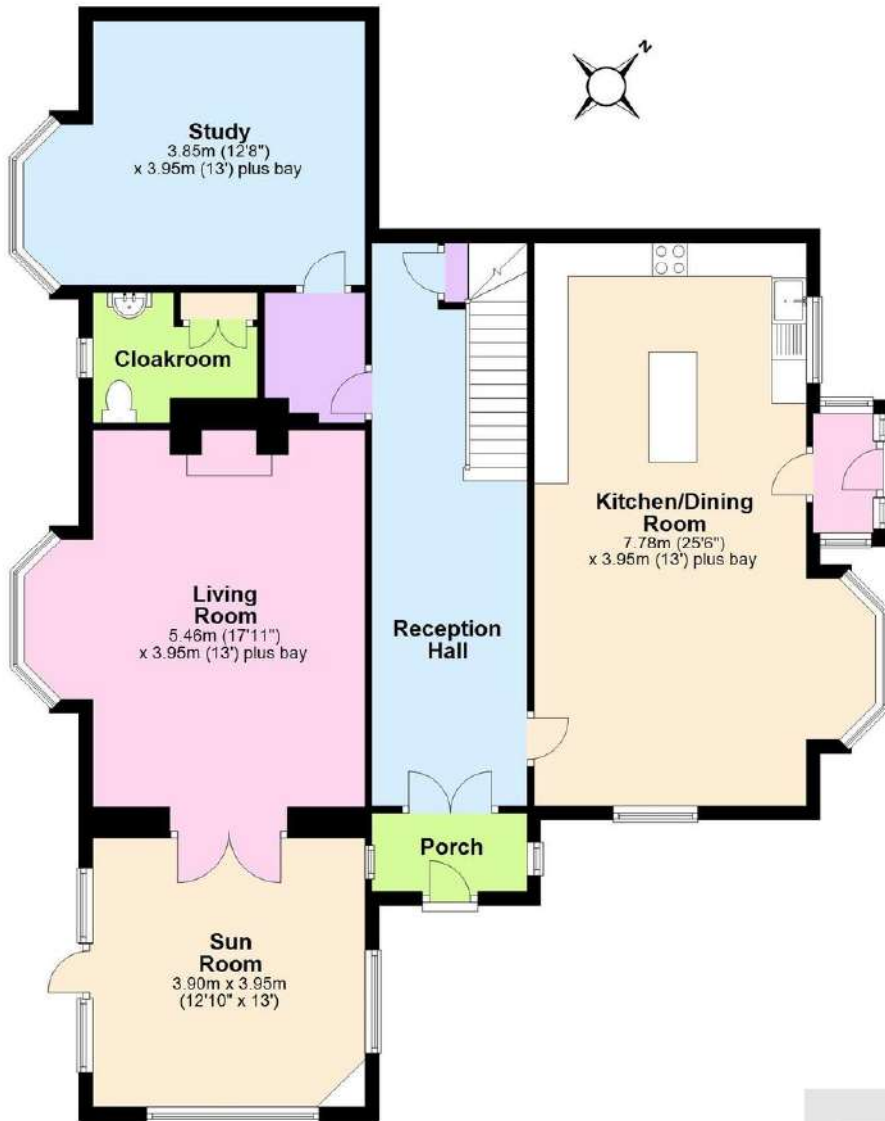


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 



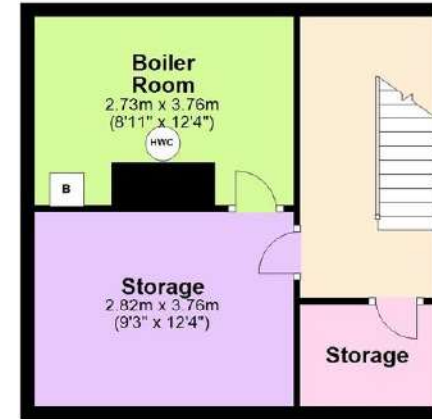
### Ground Floor

Approx. 121.6 sq. metres (1309.3 sq. feet)



### Cellar

Approx. 33.0 sq. metres (355.0 sq. feet)



### First Floor

Approx. 89.8 sq. metres (966.9 sq. feet)



Total area: approx. 244.5 sq. metres (2631.2 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

Dineterwood, Ewys Harold, Hereford

