



THE POPLARS

Ewyas Harold HR2 0HU



With excellent parking and turning space and garaging with workshop area



The Poplars

Ewyas Harold
Herefordshire
HR2 0HU

Forming part of this highly desirable village, a substantial period house offering versatile family accommodation, with extensive parking and an excellent range of garages and workshop space.

Guide Price £685,000



Situation and Description

The Poplars is well-situated on the edge of this highly regarded village with elevated southerly views over farmland. The village offers an extensive range of local facilities, within easy walking distance, including doctor and dental surgeries, a veterinary practice, two public houses, village shop and post office, village hall, excellent primary school, fish and chip shop, open walking on Ewyas Harold common and much more. More extensive services can be found at the market towns of Abergavenny and Monmouth to the south, and at the cathedral city of Hereford, to the north.

This lovely house offers very comfortable and versatile living accommodation, which in the main is laid out over three floors, and has been well cared for by the current owners. Originally Victorian, there are still many period features including a beautiful open staircase, stained glass and shuttered windows, ceiling cornicing and much more. Whilst preserving the period feel, more recent additions include double glazing to the majority of windows, oil fired central heating, a beautifully appointed kitchen, oak flooring and a very comfortable en suite bathroom to the master bedroom. Externally there is a good garage and workshop block, which also may have the potential for ancillary accommodation or a home office, subject of course to planning approval.

On arrival, automatic gates lead from the village road to an extensive parking and turning area at the rear of the house. The front door opens into a welcoming and impressive entrance hall with a striking staircase rising to the first floor. The reception rooms are all good sizes and include a formal but very comfortable dining room, with large bay windows in both the living and sitting rooms providing plenty of light. The kitchen/breakfast room forms the main hub of the house and creates an ideal space for the family to gather. Beautifully appointed throughout it includes an excellent range of fitted units and appliances and is supported by two utility rooms, a boot room (with secondary staircase to the first floor) and a wc. In addition, there is a useful cellar, which is currently used as a TV room.

The central staircase gently rises to the first floor passing a stained-glass window which allows plenty of light to flood in. The master bedroom has fitted wardrobes and a large en suite shower room as well as lovely views over the village and farmland. There are two further well-proportioned double bedrooms, also with lovely views and a good-sized family bathroom. A separate staircase continues to the second floor where there are four further bedrooms all supported by a shower room and separate wc.

Outside; the property stands in comfortable and well-arranged gardens that are well enclosed and private and include seating areas, well stocked herbaceous borders, formal lawns and a large patio to one side of the house. The workshop and garages are detached and offer huge potential for a variety of uses, subject to approval, and include power and lighting.

Services and Considerations mains electricity, mains water, mains drainage, oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band F. EPC E. Tenure freehold.





With spacious kitchen/breakfast room and four reception rooms







Depicting dining room | sitting room | study





With seven bedrooms over two floors, en suite and bathrooms





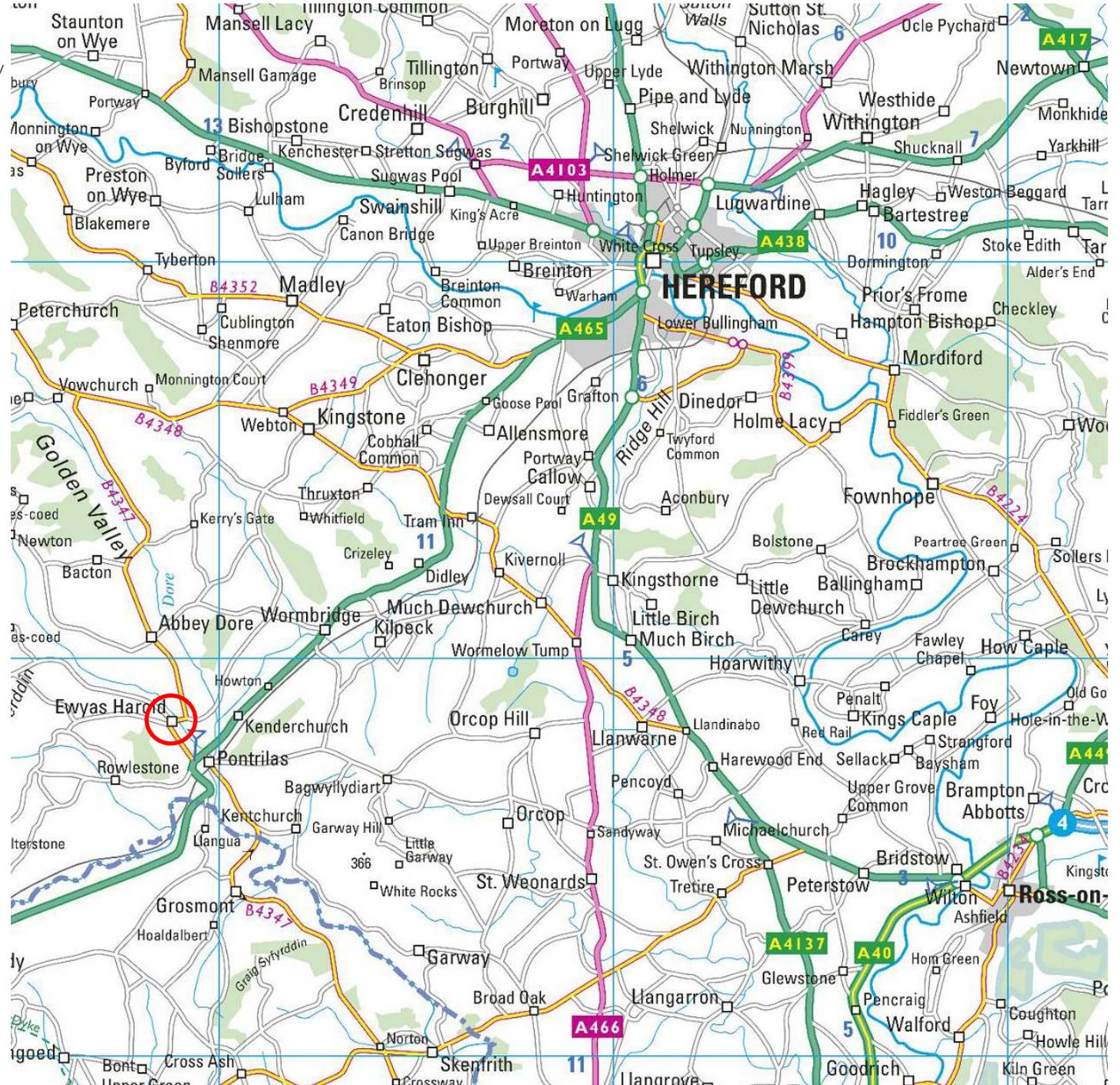
Very comfortable living accommodation throughout

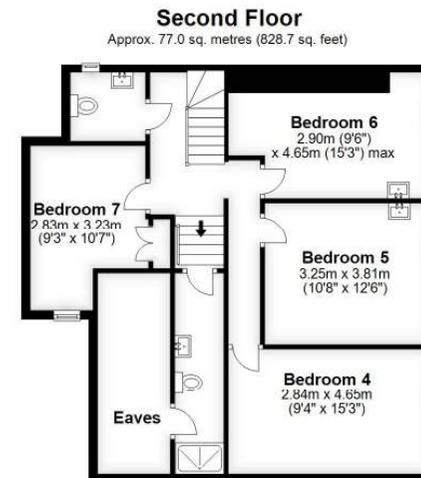




Directions

From Hereford, proceed south west on the A465 towards Abergavenny. Continue for approximately 12 miles to Pontrilas and take a right-hand turn to Ewyas Harold. Proceed through the village, passing over a small bridge and bear sharp right towards Abbeydore. Continue up the hill and on a left-hand bend, the entrance to The Poplars will be found on the left-hand side denoted by wrought iron gates





Total area: approx. 338.84sq m (3647.28 sq ft)
Floorplans are for guidance purposes only and should not be taken as accurate.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG
property@brightwells.com | 01432 343800 | brightwells.com



Brightwells

Est. 1846

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



In a hugely popular village, with excellent facilities

