



# THE OLD RECTORY

Ewyas Harold HR2 0TX



**The Old Rectory  
Ewyas Harold  
Hereford  
HR2 0TX**

Very much a landmark house within the village, this handsome stone-built rectory is full of old-world character and charm and is set in large and well-established gardens, all within easy walking distance of the village centre.

**Guide Price £950,000**



**Situation and Description**

The property is beautifully situated within this thriving and popular village and enjoys extensive elevated southerly views. The village is very well serviced with a doctors' surgery, veterinary practice, primary school, post office and village store, two public houses, village hall, and an award-winning fish and chip shop and much more, all within easy walking distance. The nearby A465 provides easy access to the market town of Abergavenny to the south and to the cathedral city of Hereford to the north.

The Old Rectory offers a rare opportunity to purchase an unspoilt period house in a stunning location which is just a short walk from amenities and some outstanding rural walks. Full of period features, the house has a very comfortable feel and offers spacious rooms with high ceilings and includes four large double bedrooms, three main reception rooms and four bathrooms, making it ideal as a family house. In our view, The Old Rectory offers huge potential for the discerning buyer and is set in large and established gardens which offer both privacy and protection.

On arrival, a front door and porch lead into an impressive reception hall with mosaic tiled floor, ceiling cornicing, lovely staircase rising to the first floor and fielded panel doors leading off. The main drawing room has an oak floor, ceiling cornicing, deep skirtings, an attractive marble fireplace, and sash windows to the front and French doors leading out to the gardens. A separate dining room has a large south facing bay window and plenty of original features as well as a fitted wood burner and built in cupboards. Overlooking the drive at the front of the house, is a comfortable study, or snug which offers a quiet place to relax and includes shuttered windows to the front, a fireplace with fitted wood burner and fitted cupboards and bookshelves.

An inner hall then leads through to a good sized and practical kitchen/breakfast room, with four oven Aga, working surfaces, twin bowl sink, window to rear and useful pantry. The ground floor space is then supported by a cloakroom, larder/utility and storerooms. A door from the kitchen also provides access to the cellar.



From the reception hall a lovely staircase rises to an impressive first floor landing with sash window overlooking the drive. There are then four large and comfortable bedrooms, two with en-suites and a master suite with fitted wardrobes, a good-sized bathroom and a bay window with superb views over the church to the valley beyond. The remaining bedroom is then supported by a recently refurbished family bathroom.

**Outside**

The Old Rectory is beautifully positioned within the village and approached by a long private driveway from a village lane which sweeps up to the house. Here there is a parking and turning area and access to the attached garage, as well as an enclosed courtyard with garden stores. The gardens form a particular feature and extend to approximately 2.31 acres and are well established with mature trees, shrubs, herbaceous borders and various pathways and corners to explore. A sun terrace makes the most of the elevated position, as does a revolving summerhouse. In one corner there is a small kitchen garden and below the house larger lawned areas offer plenty of space for energetic youngsters.

**Services and Considerations**

Mains electricity, water, and drainage and oil-fired central heating.

Tenure Freehold

Council Tax Rating G

EPC Rating E 46/73

Broadband <https://checker.ofcom.org.uk/>

Mobile Coverage <https://checker.ofcom.org.uk/>

**Covenants, please ask for further details.**

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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





Impressive reception hall / snug-study / kitchen-breakfast room / dining room





Four large and comfortable bedrooms, three with en-suite and a supporting bathroom

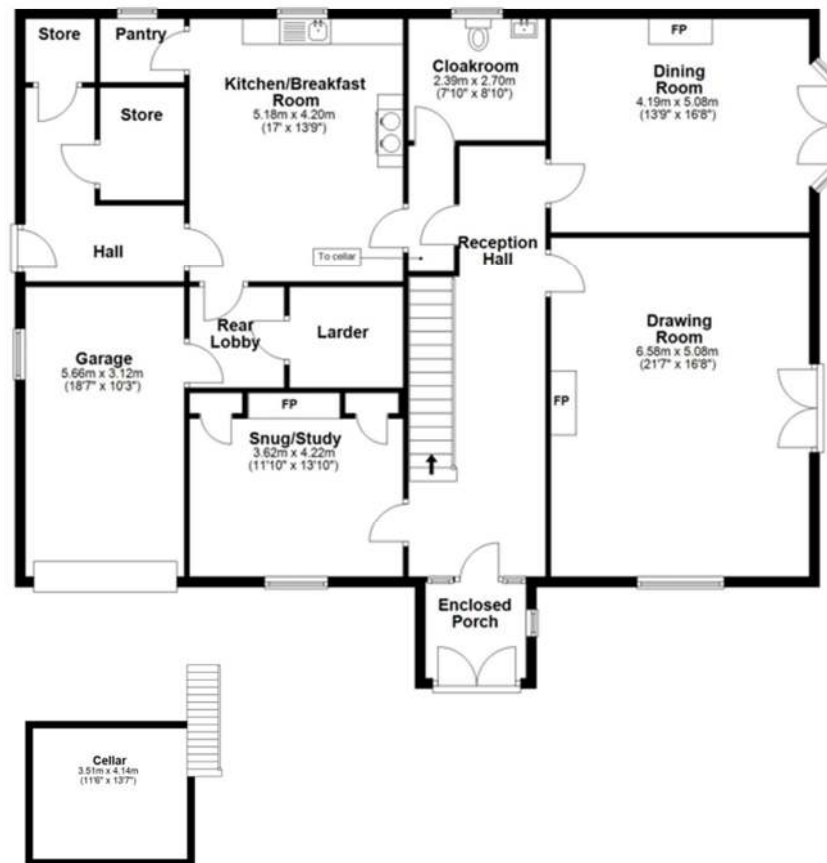


### Directions

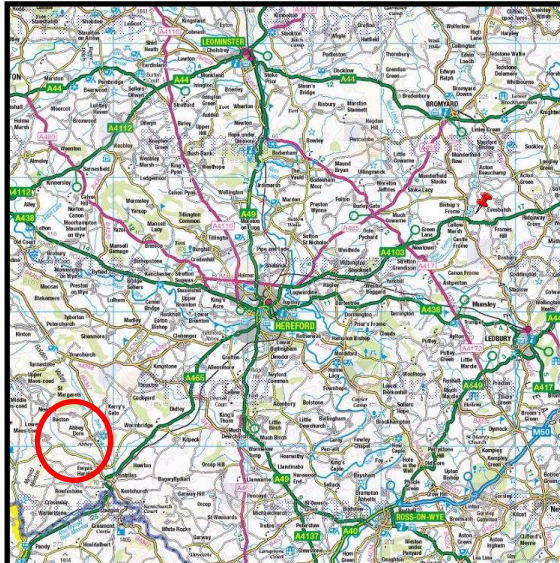
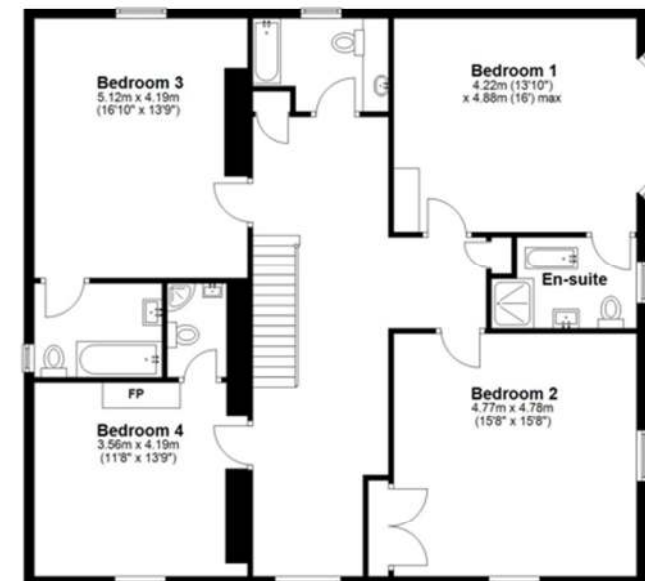
What Three Words ///butter.journals.skyrocket

From Hereford take the A465 signposted to Abergavenny and continue on this road for approximately 12 miles. At Pontrilas turn right into Ewyas Harold village and continue over the bridge and turn left for Longtown. Turn right just after the village pub and proceed past the school before turning left towards the church. The entrance to the Old Rectory will then be found on the right-hand side.

Ground Floor



First Floor



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