



NEWHOLME
Garway HR2 8RE

Newholme Garway Herefordshire HR2 8RE

Forming part of this lovely rural village, a two-bedroom bungalow set in good sized gardens and enjoying far reaching south easterly views over open countryside.

Guide Price £289,950

Situation and Description

Newholme is one of a cluster of individual properties that form part of the very pretty rural village of Garway. There is a thriving and active community, based around a primary school, historic church and public house, as well as new village hall and community centre. Despite being set away from main roads, the village offers easy access to the market towns of Monmouth and Abergavenny which between them offer easy road links, via the A40, to south Wales and the Midlands. To the north east lies the ever-popular cathedral city of Hereford, which is also within easy reach, and able to offer a more extensive range of facilities.

Newholme itself stands in a good-sized plot and offers potential for extension if required. On arrival, a double-glazed door leads into an entrance hall with a door to a useful cloakroom. An inner hallway gives access to the main accommodation with a sitting room, with open fireplace and window to the rear with far reaching views. The kitchen/breakfast room is a good size and well-appointed with a range of fitted cupboards, working surfaces and tiled floor and door through to rear entrance porch/sun room with a tiled floor and door to the gardens. There are two bedrooms, both with a dual aspect over the gardens, as well as a separate dressing room with a window and range of fitted wardrobes. These rooms are supported by a good-sized shower room.

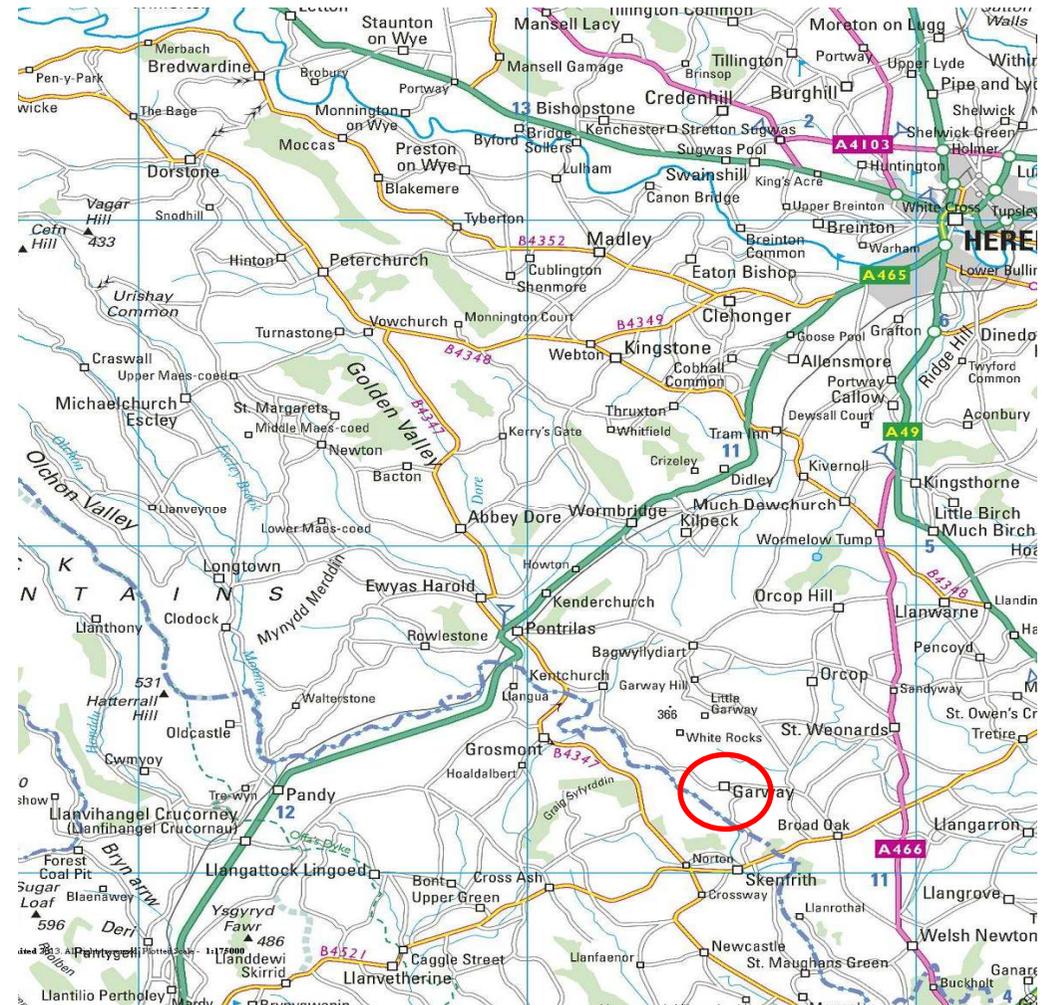
The property is approached via a newly commissioned driveway to one side, which provides parking and turning space, and is surrounded by gardens that are laid predominately to lawn with some floral borders, as well as a number of trees and shrubs to the front. The rear gardens have lovely views over open countryside.

Services and Considerations

Mains electricity, mains water, private drainage, storage heating and radiators. 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 D. EPC E. Tenure freehold.

Directions

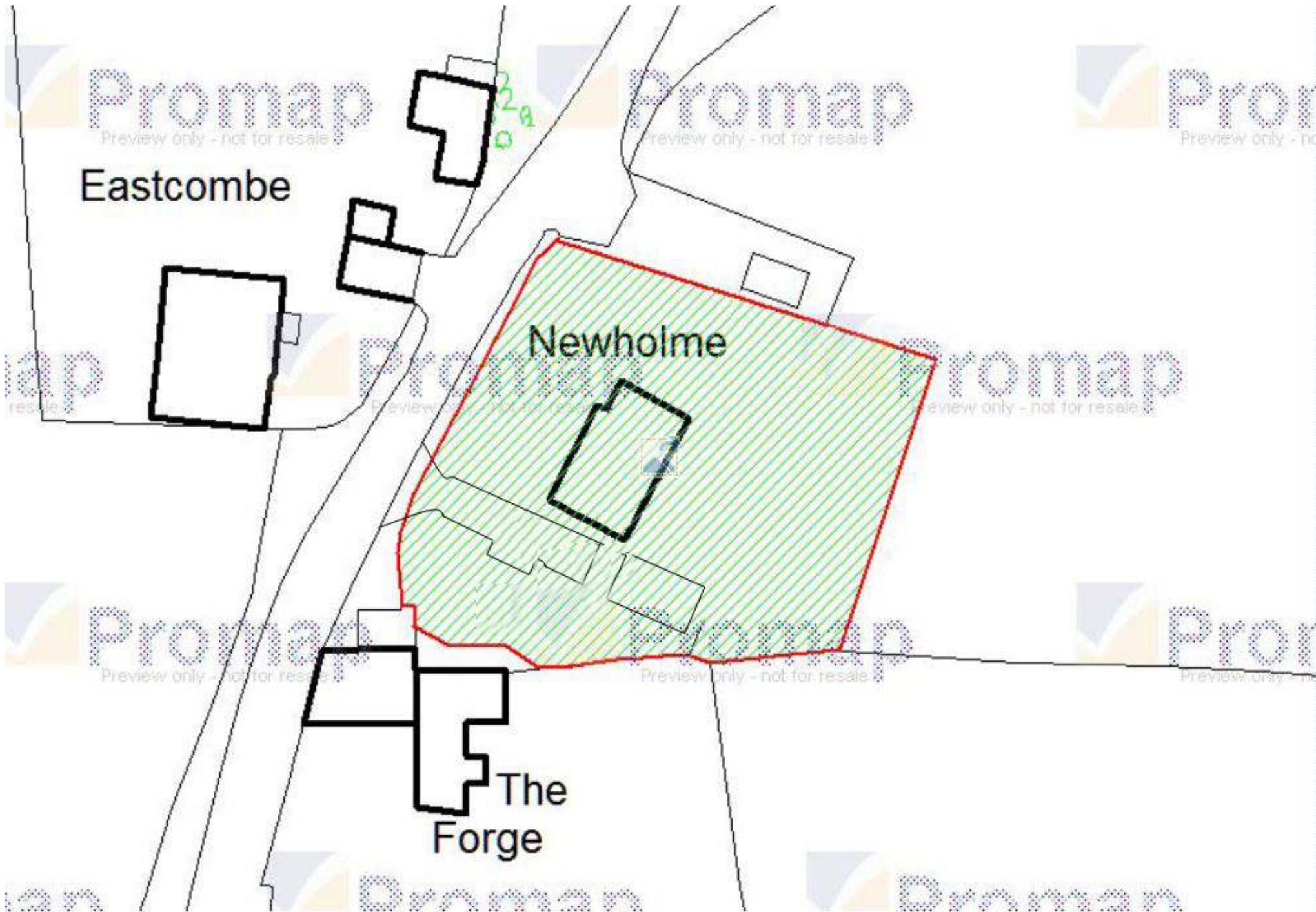
On entering the rural village of Garway from the east, take a left hand turning, approximately 100 yards before The Moon public house, which is positioned on the right-hand side. Proceed along this lane, passing the common on either side and after approximately 350 yards, the property will be found on the left-hand side.





In a quiet location with lovely views

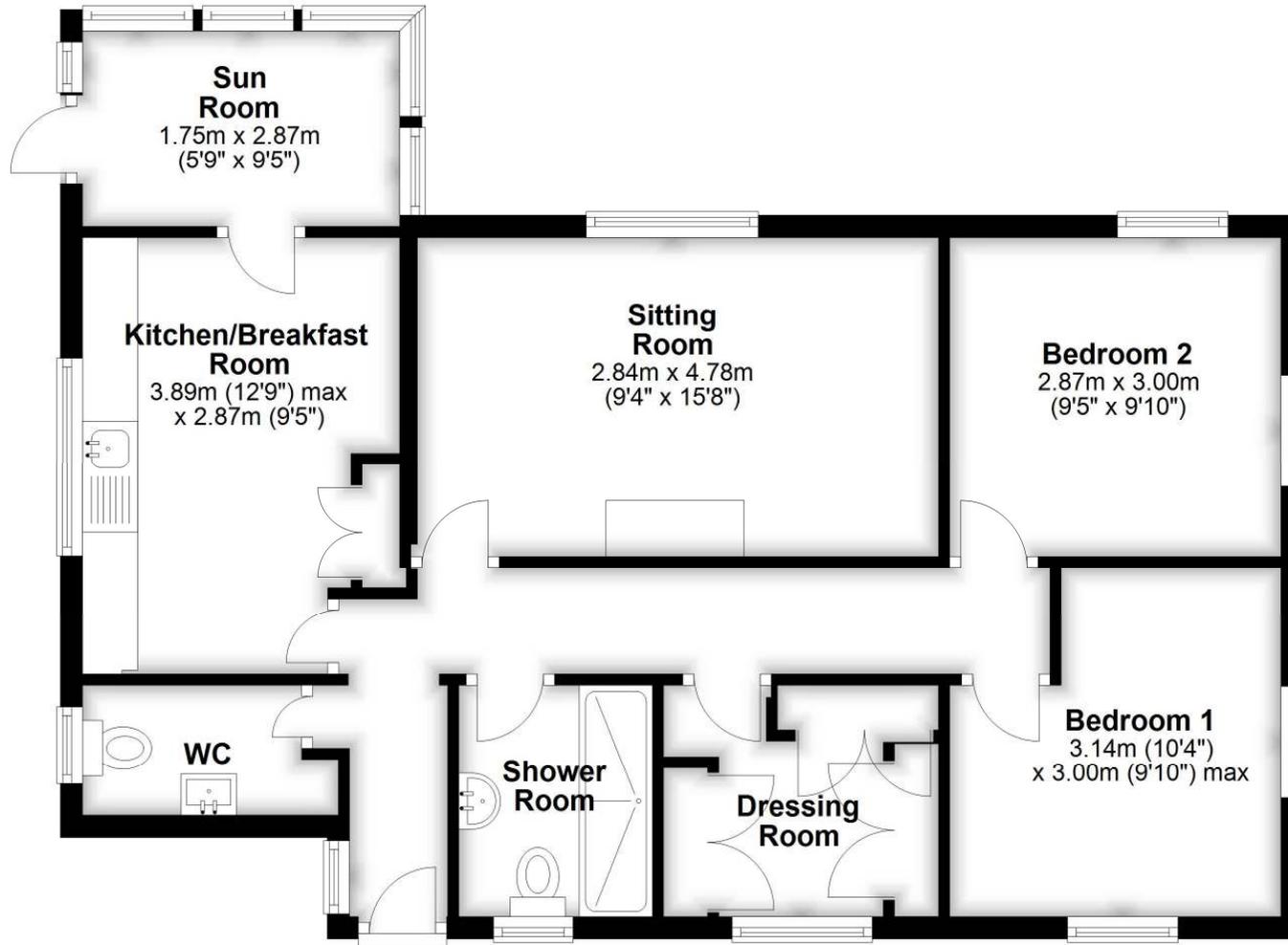




Boundary lines are for guidance purposes only and should not be taken as accurate

Ground Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



Total area: approx. 68.5 sq. metres (737.2 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd
Plan produced using PlanUp.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

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Est. 1846

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With far reaching views

