

OAK WOOD

ROWLESTONE, HEREFORD, HR2 0DS



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BARN CONVERSION & LAND

Beautifully converted five bedroom barn conversion | Spacious living
Wide ranging views | Rural location | Character features
5.41 acres of Grade III pasture land | Level topography

FOR SALE BY PRIVATE TREATY

IN ALL ABOUT 5.41 ACRES (2.19 HECTARES)

OFFERS IN THE REGION OF £1,200,000

Location

Oak Wood is nestled on the edge of the Golden Valley in Southwest Herefordshire, surrounded by rolling countryside and farmland. The nearby village of Rowlestone offers a peaceful and scenic setting, ideal for those seeking a quiet rural lifestyle. Despite its tranquil location, Rowlestone is well connected via the A465, providing convenient links to Hereford (approximately 14 miles northeast). The nearby market town of Abergavenny (approximately 10 miles southwest) provides direct rail services to Cardiff. The M50 and M4 motorways are also within reach, offering access to the wider motorway network. The property benefits from good access to local amenities. The village of Ewyas Harold, just 3 miles away, offers a range of everyday facilities including a village shop, post office, primary school, doctor's surgery, and public house.

Description

This beautifully converted five bedroom property offers a rare combination of traditional charm and modern comfort. The spacious accommodation includes a modern kitchen, together with a utility and downstairs toilet, generous living areas, five bedrooms and 4 bathrooms/ensuites, all finished to a high standard. Character features such as exposed beams and vaulted ceilings add warmth and authenticity throughout. Extending in total to approximately 5.41 acres, the accompanying land which adjoins the property, has far-reaching countryside views and provides purchasers with opportunities for equestrian, smallholding or amenity use. This is a unique opportunity to purchase a stunning property in one of Herefordshire's most desirable locations.



Abergavenny 10 miles | Hereford 14 miles | Monmouth 18 miles | Ross-on-Wye 19 miles | Gloucester 38 miles

Dining Hall

6.2m x 6.47m (20'4" x 21'2")

Oak floorboards, stairs to first floor, exposed beams, windows to the front and rear elevation including a glazed entrance and part vaulted ceiling with full height windows to the front elevation.

Kitchen

6.2m x 5.09m (20'4" x 16'8")

With a Welsh slate floor, wall and base units, travertine work top, gas hob, electric oven with extractor above and sink. The kitchen features a timber island, with hot water tap and sink, breakfast stools and integrated wine fridge. A door leads to the side elevation, with windows to the front and side elevations.

Rear Hall

3.26m x 3.4m max. (10'8" x 11'1" max.)

With a door and window to the rear elevation, slate floor and exposed beams.

W/C

1.42m x 1.49m (4'7" x 4'10")

With sink, toilet, slate floor and a window to the side elevation.

Utility

3.22m x 2.97m max. (10'6" x 9'8" max.)

Fitted base units, sink, plumbing for washing machine and space for a tumble dryer. With slate floor, boiler cupboard and window to the rear elevation.

Sitting Room

6.64m x 6.26m max. (21'9" x 20'6" max.)

With inglenook fireplace, flagstone hearth and Clearview stove. Doors and windows to the front and rear elevations.

Side Hall

1.89m x 2.83m (6'2" x 9'3")

Door to the front elevation, oak floorboards and cupboard and stairs leading to the first floor.



Bathroom

2.88m x 3.53m (9'5" x 11'6")

With a tiled floor, sink, toilet, shower, bath, heated towel rail and window to the rear elevation.

Bedroom

6.48m x 5.2m max. (21'3" x 17'0" max.)

With radiators, carpeted floor and windows to the front and side elevation.

En-suite

3.31m x 3.33m max. (10'10" x 10'11" max.)

Comprising a bath, shower, toilet, sink, heated towel rail, with tiled floor and windows to the side elevation.

Bedroom

4.57m x 5.33m max. (14'11" x 17'5" max.)

With exposed beams, vaulted ceiling, carpeted floor, radiator, a window to the side elevation and Velux roof window.

Bedroom

3.81m x 4.52m max. (12'5" x 14'9" max.)

Vaulted ceiling with walk-in wardrobe and dressing room, carpeted floor, radiators and Velux roof windows.

Bedroom

2.59m x 2.97m max. (8'5" x 9'8" max.)

With a carpeted floor, radiator and Velux window.

En-suite

1.69m x 2.93m max. (5'6" x 9'7" max.)

Comprising a sink, shower, toilet, heated towel rail and storage shelves with a tiled floor and Velux roof window.

Bedroom

4.69m x 2.94m max. (15'4" x 9'7" max.)

With a carpeted floor, radiator and window to the side elevation.

Bathroom

2.49m x 2.88m (8'2" x 9'5")

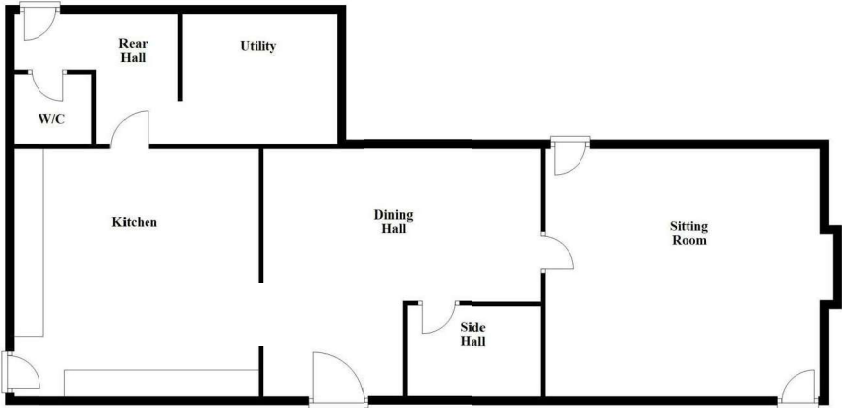
Comprising bath, sink, toilet, shower, heated towel rail and built in cupboard. With a tiled floor and Velux roof window.



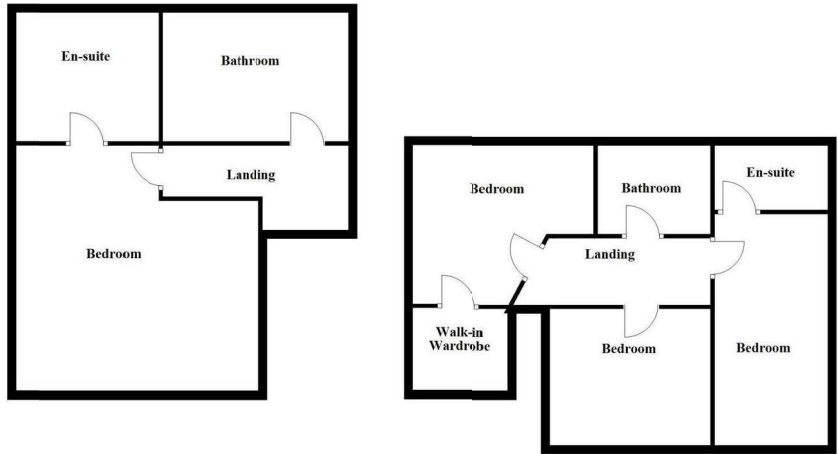


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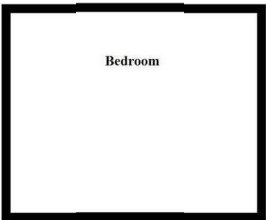
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The Land

Comprising approximately 4.69 acres (3.09 ha) of level pasture. This single field parcel is Grade 3 land and is ideally suited for grazing. The land is enclosed by mature hedgerows and stock fencing. Currently used for livestock grazing, the land also presents potential for a variety of alternative uses, including equestrian, diversification, or environmental purposes (subject to the necessary consents).

Access

Oak Wood is approached off the council maintained road with a walled entrance and double metal gates. This leads onto a loose gravelled car parking area.

General Information Services

The property is connected to mains water and electricity. The property has an oil boiler and septic tank.

Energy Performance Certificate

Oak Wood has an energy performance rating of a C.

Council Tax Band

Oak Wood is registered a band E for council tax.

Tenure

The property is sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The property is not situated within a Nitrate Vulnerable Zone, National Park or Area of Outstanding Natural Beauty.

Oakwood is not listed and the property is not situated within Flood Zone 2 or 3.

Wayleaves, Easements & Rights of Way

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not. We understand the property is not impacted by any public rights of way.

Boundaries, Roads & Fences

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same. The purchaser will be required to erect a stock-proof fence between points A & B within 1 month of completion and maintain it in good condition in perpetuity.



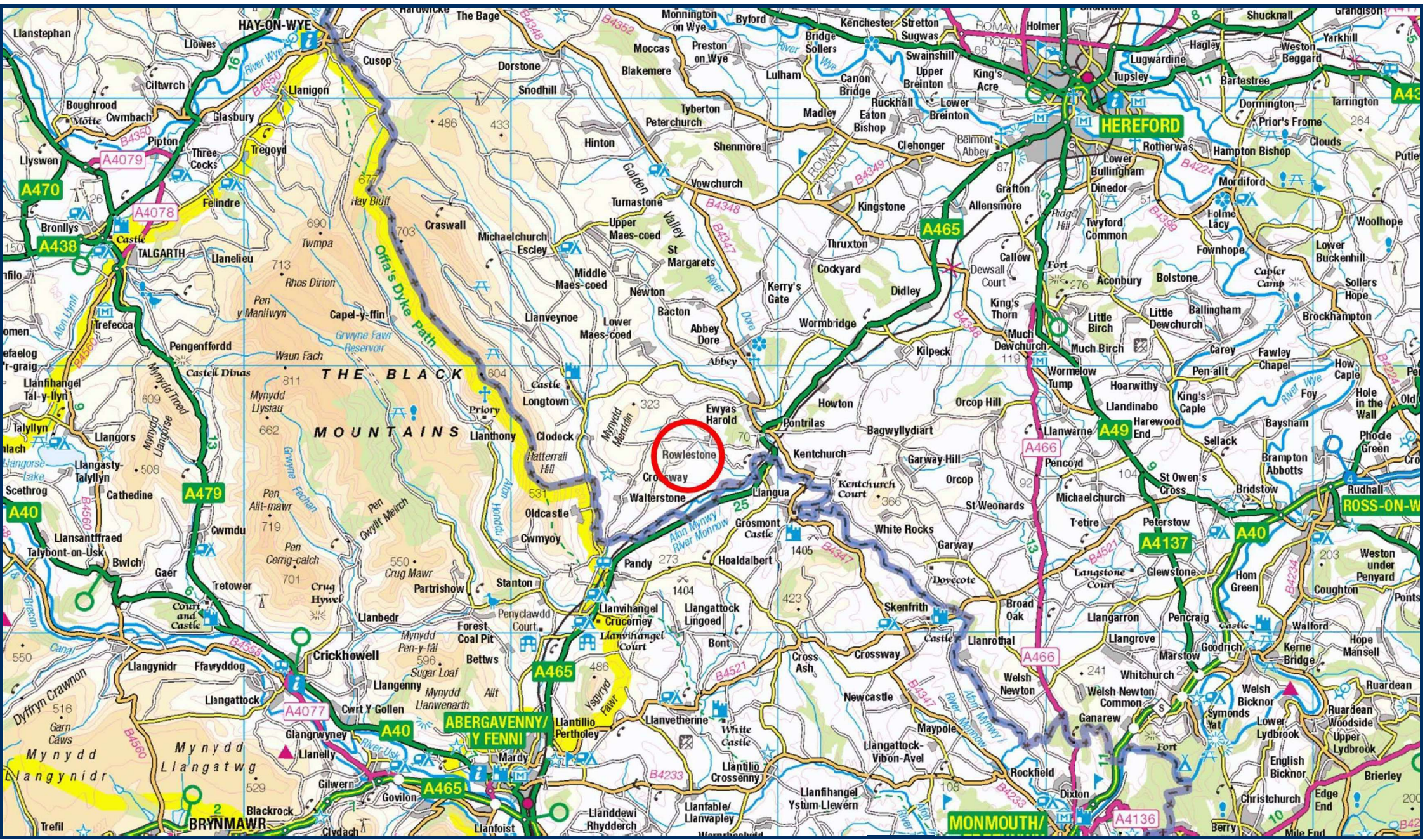


Rural Payment Schemes

The land has been registered with the Rural Payments Agency. The delinked payments under the Basic Payment Scheme are reserved by the Vendor. In so far as we are aware the land is not subject to any environmental stewardship.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale.



Mode of Sale

Oak Wood is offered for sale by Private Treaty.

Guide Price

Offers in the region of £1,200,000

Planning

We are informed the property has planning permission for a covered heated swimming pool. No formal planning searches have been undertaken on the land or property. Full details of the planning history can be found on the local authority website.

Local Authority & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE

Welsh Water, Fortran Rd, St. Mellons, Cardiff CF3 0LT
National Grid ED (West Midlands), Bristol, BS2 0TB

Viewing

Viewing strictly by appointment with the selling agent only.

Gareth Wall on 01432 356 161 or 07974 143336

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Matthew Nicholls on 01497 822522 or 07811 521267

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Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Directions

From the city of Hereford take the A465 towards Pontrilas and Abergavenny. Proceed along this road until you enter the village of Pontrilas and turn right onto the B4347. Continue along this road for approximately 0.5 miles into the centre of the village of Ewyas Harold, at which point turn left and continue along this road for a further 2.5 miles and turn left. After a short distance turn left, continue along this road for approximately 1 mile. The property is on the right hand side and will be shown by the Agents For Sale board.

What3words:

[///crypt.nets.shoving](https://www.what3words.com/hereford-pontrilas-bergavenny)



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