



# Nigel Ward & Co.

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LAND & ESTATE AGENT, AUCTIONEER & VALUER

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## **BROAD OAK, near GARWAY, Herefordshire, HR2 8QY**

This property is situated amidst the unspoilt rural landscape of the Welsh Border Countryside yet is conveniently located a little over a mile from the village of Garway with its primary school and village inn and a level walk of only 500 yards to Broad Oak garage/village shop. A wide range of facilities is available in the nearby City of Hereford (14 miles) and the towns of Monmouth (11 miles), Ross-on-Wye (15 miles) and Abergavenny (16 miles) approximately.

### Sale Particulars of:

An attractive stone-built Cottage,  
standing in grounds of  
almost 1.75 acres  
including pleasant Gardens and an adjoining level pasture Paddock.



### **THE LEEKS**

The cottage, which has been extended in recent years, is constructed of local stone and part concrete block-work rendered and whitened standing under a felted and slated roof. The accommodation, which is surprisingly spacious, has the advantage of oil-fired central heating and partial uPVC double glazing and at present comprises:-



On the Ground Floor:

Hardwood front door with arched fanlight window to

**ENTRANCE PORCH** with quarry tiled floor, raised and fielded panel front door to 4'9" x 3'6"



**SITTING ROOM** 14'4" x 13'2"

with front and rear aspects, solid floor with fitted pink carpet, exposed joists, feature exposed stone wall with fire recess with flagstone hearth, Oak mantel and shelf, Aarrow multi-fuel stove, curved recess and arch to one side and an alcove to the other. One single panel radiator, two wall light points and three double power points. Door to stairs leading off.

A short return leads to the kitchen whilst a bevelled glazed door gives access to the

**DRAWING/DINING ROOM** enjoying three aspects with views towards the hills, solid floor 19'7" x 15'8" with beige fitted carpet, serving hatch to kitchen, skirting radiator, three double power points and T.V. aerial point. Patio door to uPVC framed double glazed



**CONSERVATORY** with translucent polycarbonate roof, beige ceramic tiled floor, pot shelf 14'6" x 5'4" and a sliding patio door to the rear garden.



**KITCHEN/BREAKFAST ROOM** with front aspect, solid floor having vinyl floor covering, 13'11" x 11' range of Pine, raised and fielded panelled doored kitchen units comprising base units with drawer and cupboard space, the working surface with feature Poppy tiles to rear. Built-in Electrolux double oven, four-ring hob, built-in fridge, glazed wall cabinets, recess and plumbing for an automatic washing machine. Electric cooker panel, one single and two double power points and fluorescent lighting. Recessed shelving with serving hatch to Dining Room. Obscure glazed door to



**REAR ENTRANCE PORCH** with solid floor having fitted vinyl flooring, Worcester Danesmoor 15/19 oil-fired central heating boiler, base unit and wall cupboard. Cloaks hanging space and one double power point. Obscure glazed door to front driveway and door to the conveniently attached garage.

**CLOAKROOM** with solid floor having vinyl floor covering, turquoise low flush w.c., shaped wood grain pattern vanity unit with inset wash hand basin (h & c), tiled to rear, vanity mirror with shaver light point. Crittall window.



**MASTER BEDROOM** 15'8" x 11'9" a spacious room enjoying very pleasant outlooks to the rear over the paddock and over the rear garden to the hills in the distance. Two single panel radiators, three double power points, telephone point and a hatch to the roof space.

Door leading to Stairs to  
**On the First Floor:**

**LANDING** 12'2" av. x 3' av. with rear aspect, beige fitted carpet.



**DRESSING AREA** 7'9" x 7'6" open to the bedroom with a Velux roof-light window and access to the **Ensuite SHOWER ROOM** 7'9" x 4'6" with beige fitted carpet, fully tiled two-tone Lovat green walls, white suite of pedestal wash hand basin (h & c), close-coupled low-flush w.c., shower cubicle with Mira Sport electric shower. Velux roof light, a louvred door gives access to a recessed cupboard with fitted shelving.

**BEDROOM (2)** 13'3" X 10'1" Another double room enjoying two aspects and having a fitted pink carpet. Ornament shelving, one single panel radiator, telephone point and three double power points. Louvred double-doored Airing Cupboard with cylinder having an immersion heater with timer and fitted slat shelving.

**BEDROOM (3)** 12'5" av. x 10'10" A double room with front aspect, beige fitted carpet, one single panel radiator, two double power points and telephone point.

**BATHROOM** 9'2" x 5'1" with view over the front garden, three-piece white suite of cast iron panelled bath (h & c) with tiled splashback to rear, pedestal wash hand basin (h & c) tiled to rear and close-coupled low flush w.c. wall mounted vanity mirror with shaver light, one single panel radiator.

## **OUTSIDE**



The property is approached via a gated, Tarmacadam surfaced driveway leading to a parking/turning area flanked by lawn areas with various shrubs and herbaceous borders and giving access to the **Attached Garage**, 17'1" x 10'7" av. this having a concrete floor and an up and over door. There is workshop shelving and a low storage loft area over part. One double power point. Pedestrian door to the rear entrance porch. Concrete paths lead around to the rear garden which comprises a level lawn enclosed by well-established hedges and also features various shrubs including Hydrangea and variegated Hollies. A steel 200 gallon oil storage tank is provided. At

the far end of the garden is a former **Earth Closet** 8'4" x 4'6" approximately of stone construction under a slate roof, with a part concrete and part flagstone floor, attached to the rear of this is a former **Pigs Cot/Store** 8'1" x 8'1" approx. with restricted headroom and fronted by a stone wall enclosed Pigs' Run 8'3" x 8'. To the immediate rear of the property is a paved patio, ideal for alfresco dining. With access from the front garden is an old **Garden Store** 24' x 7'9" of timber and corrugated iron clad construction. Adjacent to The Leeks, and forming part of the property offered for sale, is a small pasture Paddock extending to 1.5 acres or thereabouts, this has a convenient wide roadside access gate and is down to permanent pasture. It is enclosed by a combination of well-established hedges and fences with some hedgerow trees including two large Oaks.



**HISTORIC NOTES** Garway Hill, Garway and their environs are steeped in history, there are known ancient connections with the Knights Templar; a medieval chivalric order, dating back to the twelfth century. The spectacular 360 degree views from the 1201 foot summit of Garway Hill are sensational with; under ideal atmospheric conditions, seven counties reputed to be visible, these are understood to include Herefordshire, Shropshire, Worcestershire, Gloucestershire, Somerset, Monmouthshire and Powys.

**SERVICES** Mains electricity and mains water are connected. Private drainage system. Oil-fired central heating. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

**TENURE** Freehold.

**OUTGOINGS** It is understood that the property falls within Band “D” for council tax purposes.

**POSSESSION** Vacant Possession will be given upon completion.

**PRICE** Offers in the region of £625,000 are invited.

**VIEWING** Strictly by Appointment through the Sole Agents.



## APPROACH

The postcode of the property is understood to be HR2 8QY but this is unlikely to take you to the door. The what3words location is: “tadpole.bothered.snails”.

**POTENTIAL DEVELOPMENT** The pasture field is close to the hamlet of Broad Oak and is sold subject to an Overage/Uplift Clause, the precise terms of which will be available upon request.

## Energy rating and score

This property's energy rating is E. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

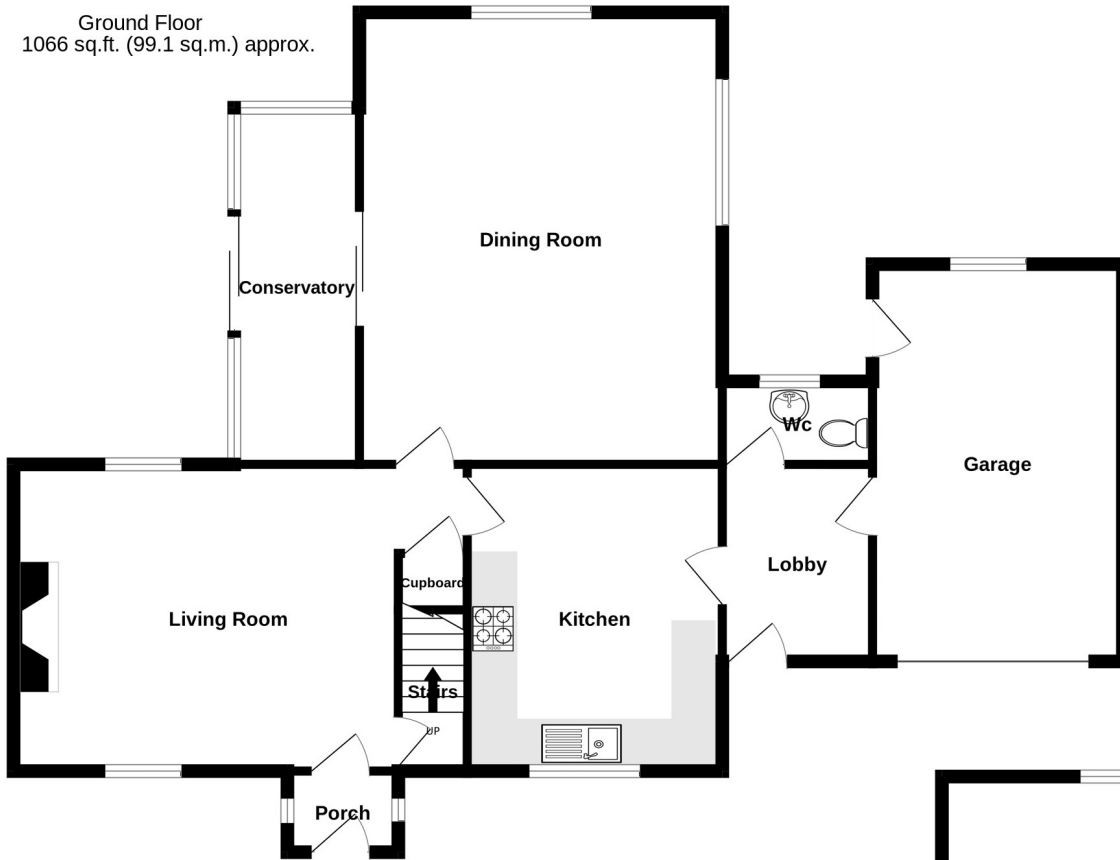
The graph shows this property's current and potential energy rating.

Link to Full Energy performance certificate (EPC): <https://tinyurl.com/y2dxn59b>

**IMPORTANT NOTICE** Nigel Ward & Co., give notice to anyone reading these Particulars as follows:

- These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- Any area measurements referred to are approximate only.
- The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- The Plan is based upon Ordnance Survey Maps, amended by the Agents and is produced for the convenience of purchasers only. It, the particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at Law.

Ground Floor  
1066 sq.ft. (99.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1771 sq.ft. (164.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1st Floor  
704 sq.ft. (65.4 sq.m.) approx.

