



Monks Retreat  
Ewyas Harold | Hereford | Herefordshire | HR2 0EX





# OVERVIEW

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Discreetly tucked away in the central part of the village of Ewyas Harold, Monks Retreat is a surprisingly spacious home with generous accommodation throughout. Presented in excellent condition making the most of its character features, sympathetically complemented with modern touches and improvements made by the current owners. The village is not only well served for the A465 betwixt Abergavenny and Hereford which both have railway stations (being just circa 12.5 miles distant), but also within walking distance of the excellent amenities that the village has to offer.



# KEY FEATURES

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- Located in the heart of the popular village of Ewyas Harold
- Many character features throughout
- 4 bedrooms and 2 bathrooms
- 3 reception rooms
- Parking and integral garage
- Low maintenance courtyard garden
- Circa 12 ½ miles from Abergavenny and Hereford





# GROUND FLOOR

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A front door leads into the kitchen and breakfast room, fitted with a comprehensive range of shaker style base and wall cupboards complemented by wooden worksurfaces and central island providing ample workspace. Exposed stone walls and beams sets the rustic tone for the whole property. Step up into the spacious sitting room, with large windows and patio doors allowing the natural light to flow through. The main feature of this room is the impressive part vaulted ceiling with its exposed roof trusses and ceiling beams. A part exposed stone wall and log burning stove add further character to the room. Leading off from the sitting room is a cosy dining room with a door through to the integral garage and additional reception space which would be ideal as a home office. The ground floor accommodation is completed with a useful utility room which also incorporates the downstairs W.C.









# FIRST FLOOR

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Stairs rise from the sitting room to the gallery landing, where there are four spacious bedrooms, all with vaulted ceilings. There are two separate contemporary shower rooms and built in storage in the second bedroom and useful airing cupboard located on the landing.





# OUTSIDE

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Flanked by a flagstone paved area, to the front of the property is a canopy porch over the main front door and two solid wooden doors for the integral garage and electric car charging point. The integral garage itself can also be accessed internally from the dining room. There is a stone paved path that leads around to the south-easterly aspect of the property leading to the utility room. To the rear is low maintenance courtyard garden accessed from the sitting room.

**Parking:** Driveway with Electric charging point



# LOCAL AREA

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The property is within level walking distance of the village of Ewyas Harold and its amenities which include: the well regarded primary school, post office, doctors, dentists, vets, fish and chip shop, public houses, butchers shop and places of worship. Ewyas Harold is midway between the City of Hereford and the market town of Abergavenny. Both Hereford and Abergavenny offer a further range of amenities including individual shops, major retailers, supermarkets and general hospital. Abergavenny has several well regarded restaurants and is now well known for the annual Food Festival. Abergavenny also has a leisure centre, theatre and a recently opened two screen cinema. There are good road and rail links for commuting both from Abergavenny and Hereford.

# DIRECTIONS

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From Abergavenny take the A465 out towards Hereford and follow the road for approx. 11 miles crossing over the river bridge (traffic light controlled) into Herefordshire towards Pontrilas. Pass the timber yard/ sales depot on the left and take the left turn (after the short terrace of houses) signposted B4347 Ewyas Harold. Follow this road passing Memorial Hall on your right hand side and continue until you reach the main junction and take the turning left (signposted village centre). Continue past the 'Temple Bar Inn' on your right hand side, the Fish and Chip shop on your left hand side. On passing the 'Dog Inn' on your right hand side you will see the turning right towards the local shop and post office. Monks Retreat can be found a little further down next to the entrance to the church.







# INFORMATION

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**Asking Price:** Offers in Excess of £485,000

**Local Authority:** Herefordshire County Council

**Council Tax Band:** E. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** E

**Tenure:** Freehold

**Services:** We understand that mains electricity, water and drainage are connected to the property. Oil Fired central heating.

**Broadband:** Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** Vodafone likely indoors. EE, Three, O2 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

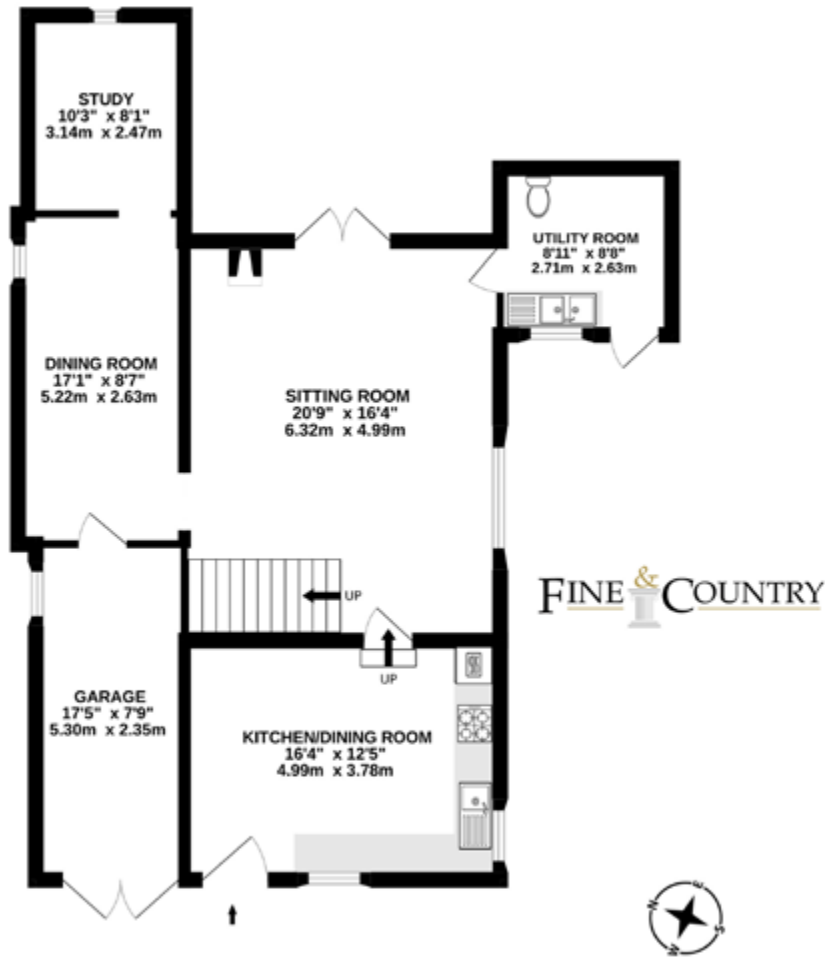
**Title:** The house is registered under Title Number HW186726 . The garden is registered under Title Number HE54981- a copy of which is available from Fine & Country.

**Agent's Notes:** The neighbouring property is accessed and has right of way over the side pathway.

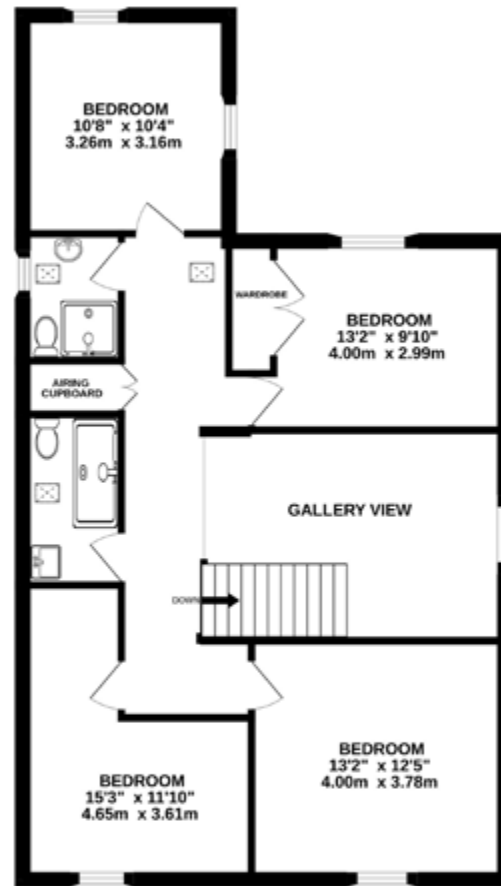
**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



**GROUND FLOOR**  
980 sq.ft. (91.1 sq.m.) approx.



**1ST FLOOR**  
949 sq.ft. (88.2 sq.m.) approx.



FINE & COUNTRY

MONKS RETREAT, EWYAS HAROLD, HEREFORDSHIRE, HR2 0EX

TOTAL FLOOR AREA: 1929 sq.ft. (179.3 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 purchasers. 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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Energy Efficiency Rating		Current	Potential
Overall Energy Rating	A		
Overall Environmental Rating	B		
Overall Water Efficiency Rating	C		
Overall Heating Efficiency Rating	D		
Overall Cooling Efficiency Rating	E		
Overall Air Conditioning Efficiency Rating	F		
Overall Ventilation Efficiency Rating	G		

England & Wales



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.09.24. Copyright © Fine & Country (Monmouthshire) LLP | Registered Office: 21 Nevill Street, Abergavenny NP7 5AA | Registration Number: OC426706





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.





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