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### **Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU**

*Located at the edge of a well served village between Hereford and Abergavenny, a distinct architect designed residence with annexe, garage and set in gardens which extend to about three quarters of an acre.*

**£600,000 (Freehold)**

# Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU

## LOCATION

Tree Tops is located within the village of Ewyas Harold, an historic centre that is set between the Cathedral City of Hereford and the important market town of Abergavenny, both of which are about 12 miles distant. The village offers a wide range of amenities including primary school, village stores, post office, butchers, public houses, a church, chapel, doctors and dentist surgeries together with a village hall and playing fields. The village is set in south-west Herefordshire countryside and nearby there are country walks with the ranges of The Welsh Hills being available to the west.

## DESCRIPTION

Tree Tops is an architect designed detached residence with an entrance on the ground floor with stairs up to the principle accommodation which is arranged on one level. The property also has the benefit of a two-storey cottage annexe. Tree Tops is located within it's own gently sloping garden areas which extend to about three quarters of an acre and in more detail the property comprises:

### ON THE LOWER GROUND FLOOR:

#### Canopy/Storm Porch

With oak front door having a heavy iron door knocker and large glazed side screen.

#### Entrance Hall

3.81m (12'6) x 3.12m (10'3)

With solid floor having fitted carpet, double panel radiator and STORE ROOM (10'1 x 3'). Having hardwood stairs leading up to:

### ON THE GROUND FLOOR:

#### Reception Area

3.84m (12'7) x 2.95m (9'8)

Having fitted carpet and single panel radiator. There is a small return with an arch to an Inner Vestibule (5'1 x 3'3) with an airing cupboard with fitted shelving and housing an insulated hot water cylinder with a circuit from the central heating system and an immersion heater. Having opening to:

#### The Sitting Room

6.05m (19'10) x 4.24m (13'11)

Forming an L-shaped room double aspect room and having a stone fireplace with an open grate, two panel radiators and a pair of wall lights. There are large upvc framed windows overlooking the driveway and gardens and a French window leading out to a paved terrace. An obscure part glazed door gives access to the:

#### Kitchen/Breakfast Room

4.04m (13'3) x 2.95m (9'8)

Having a rear aspect, solid floor with vinyl floor covering, 'knotty' pine clad walls, a range of net weave fronted kitchen units having oak trims and including base units having drawer and cupboard space, beige working surfaces and a single drainer stainless steel sink unit. Radiator, electric cooker panel and telephone point. A sliding door to PANTRY with fitted shelving. A half glazed door leads to:



#### The Boiler Room/Rear Porch

2.69m (8'10) x 1.52m (5'0)

With a solid floor, plumbing for washing machine, 'Boulter Economy' oil fired central heating boiler, central heating control panel and electricity fuse board. A door leads through to:

#### The Garden Room

3.81m (12'6) x 2.01m (6'7)

With a concrete floor, pedestal wash hand basin and an obscure glazed upvc door leads out to the rear garden.

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### Dining Room

4.29m (14'1) x 2.95m (9'8)

With an outlook over the driveway and having a fitted carpet and single panel radiator. Three steps up to a lobby/passage (7'1 x 4'2) giving access to:



### Bedroom 1

5.05m (16'7) x 3.53m (11'7) (plus 6'3 x 3'8)

Enjoying three aspects and having fitted carpet, built-in wardrobe with hanging rail and storage shelving, radiator. A window enjoys a fine view towards the village with The Black Mountains and The Cats Back visible in the far distance.

### En-Suite Shower Room

3.58m (11'9) x 1.78m (5'10) (maximum)

With tiled shower cubicle having a Mira electric shower, low flush wc and a pedestal wash hand basin. There is a wall mounted radiant heater, night storage heater and a recessed storage cupboard with fitted shelving.

An unusually heavy plate glass door leads to the:

### Inner Landing

4.17m (13'8) x 1.02m (3'4) (plus return 6'3 x 2'11)

With fitted carpet and single panel radiator.

### Bathroom/Shower Room

2.97m (9'9) x 1.78m (5'10)

With a cork tiled floor, tiled walls, a white suite comprising pedestal wash hand basin, enamelled cast iron bath and a shower cubicle fitted with a Mira electric shower. There is a Chromium plated heated towel rail, shaver light and an obscure glazed window to the rear porch.

### Separate Wc

1.83m (6'0) x .74m (2'5)

With sliding door, low level wc, wall mounted wash hand basin and tiled splash back.

### Bedroom 2

3.63m (11'11) x 3.02m (9'11)

With views over the rear garden, built-in wardrobe with hanging rail and storage shelving, vanity unit with inset wash hand basin, bevelled mirrored splash back and a shaver light over. Radiator.

### Bedroom 3

3.51m (11'6) x 2.31m (7'7)

Window overlooking the garden, built-in wardrobe with hanging rail and storage shelving and having dressing table unit.

### Bedroom 4

3.15m (10'4) x 2.77m (9'1)

With window and radiator.

# Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU

## SELF CONTAINED COTTAGE



A short distance away from the main dwelling is a self contained cottage ideal as accommodation for a relative or possibly a holiday let/ Air BnB. The cottage is principally of brick construction under a slate roof. The accommodation has electric heating and comprises:

### ON THE GROUND FLOOR:

#### Storm Porch

With raised and front door to:

#### Entrance Area

3.07m (10'1) x 1.8m (5'11)

With night storage heater and recessed cupboard.

#### Cloakroom

1.63m (5'4) x .79m (2'7)

With cork tiled floor and coloured low level wc.

#### Shower Room

1.93m (6'4) x 1.65m (5'5)

With a recessed tiled shower area having a 'Trident' electric shower unit, vanity wash hand basin and electric towel rail.

#### Sitting Room

4.75m (15'7) x 3.56m (11'8) (overall including stairs)

With bay window, night storage heater, upvc framed French window to the exterior with four steps down to the patio. Two steps down to:

#### Kitchen

3.78m (12'5) x 1.55m (5'1)

Having twin aspect, a range of grey fronted kitchen units with beige granite effect working surfaces, inset single drainer stainless steel sink unit, electric cooker and recessed spot lights.

## Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU

### ON THE FIRST FLOOR:

#### Landing

1.65m (5'5) x .79m (2'7)

With doors to:



#### Main Bedroom

3.81m (12'6) x 2.77m (9'1)

A double bedroom with fitted carpet, double glazed window with an outlook over the roof of the garage and having exposed king-post truss timbers and purlins.

#### Second Bedroom

3.66m (12'0) x 1.65m (5'5)

With exposed roof trusses.

### OUTSIDE:



## Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU

The property is approached from the Abbeydore Road leading out of the village via a sweeping tarmac surfaced driveway with a parking/turning area providing ample parking space for several vehicles. There is a good-sized GARAGE (28'5 x 12'8 maximum) with a concrete floor on two levels, an electric up and over door and side personnel access. It also has the benefit of fluorescent lighting, power points and an arched twelve pane window overlooking the cottage/patio garden. Adjacent to the garage is a CAR PORT (16'7 x 11'8) with a tarmac surface located beneath the main bedroom and having a raised firewood storage space.

Adjacent to the parking area is a small area of lawn featuring a stone cider press and shaded by well established conifers. The lawn continues around to the front of the annex with pathway access and a patio flanked by a herbaceous border. To the opposite side of the main dwelling is a further expanse of lawn running up to a level garden where there is a shrubbery area, a good expanse of lawn, a former vegetable garden area with various fruit trees and a nearby aluminium framed GREENHOUSE (approximately 6' x 6'). there is a GARDEN STORAGE SHED (12' x 7'1) of concrete block construction under a fibre cement roof and having window. The rear garden, which is mainly laid to lawn, has various well established shrubs and herbaceous plants and has been designed to provide colour and fragrance throughout the year. Adjacent to the roadside is an area of sloping ground with several mature, principally conifer trees, no doubt explaining the naming of the property.



### COUNCIL TAX BAND G & A

The main property is Band G and The Cottage is Band A  
Payable to Herefordshire Council

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, drainage and water services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. An oil fired central heating system is installed. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

Proceed out of Hereford along the A465 Abergavenny Road and take the right hand turning signposted Ewyas Harold. Continue past the garage and shortly after the left hand turning into Dark Lane the driveway to 'Tree Tops' will be seen on the left hand side.

# Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

4th December 2024  
ID39468

## ENERGY PERFORMANCE CERTIFICATE - The Cottage

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

# Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU

The Main House

## Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

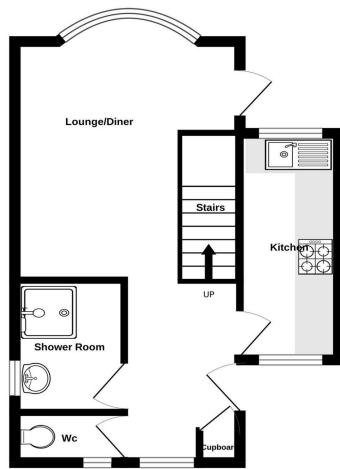
- the average energy rating is D
- the average energy score is 60



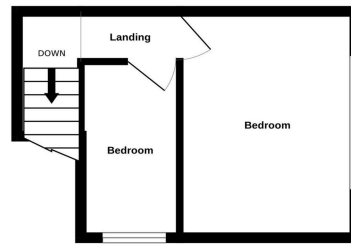
# Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU

## The Cottage

Ground Floor  
344 sq.ft. (31.9 sq.m.) approx.



1st Floor  
201 sq.ft. (18.7 sq.m.) approx.



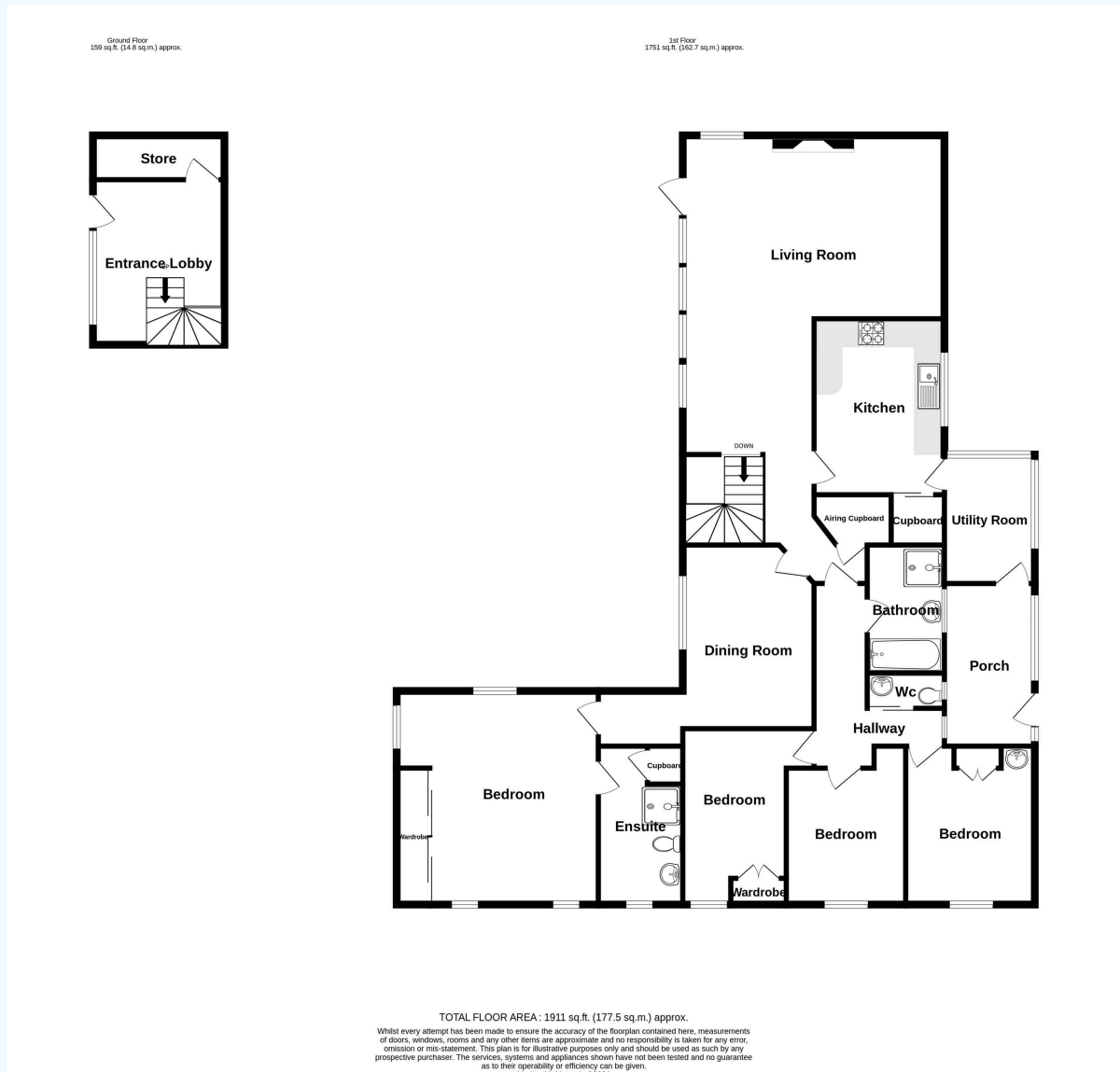
TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

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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# Tree Tops, Ewyas Harold, Herefordshire, HR2 0HU

## The Main Property

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