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The Hogan, Ewyas Harold, Herefordshire, HR2 0EU

'Set in Ewyas Harold, an historic village with an excellent range of amenities, and located between Hereford and Abergavenny, a three bedroom, centrally heated and double glazed bungalow.'

£300,000 (Freehold)

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LOCATION

Ewyas Harold is a well served village which is set between the centres of Hereford and Abergavenny. Ewyas Harold offer an excellent range of amenities including a doctors surgery, church, community hall, primary school, general store with post office, public houses, veterinary surgery together with fish and chip shop, garage and sports field. The village is located in glorious Herefordshire countryside, within reach of the Welsh Hills with Hereford and Abergavenny combined offering a fuller range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The Hogan is a detached, individual bungalow residence located in the centre of this village community and has double glazed windows and an oil fired central heating system. Some upgrading works have been undertaken, most notably to the kitchen and principle bathroom areas. The property is generally well decorated, room proportions are generous and set in its own gardens, the accommodation in more detail comprises:

ON THE GROUND FLOOR:

Entrance Verandah

9.14m (30'0) x .97m (3'2)

With pillar, outside light and step to:

Porch

1.45m (4'9) x .94m (3'1)

With tiled floor, composite door with four double glazed panels opening to:

Principle Entrance Area

3.28m (10'9) x 1.75m (5'9)

With hatch to loft, radiator, wood laminate flooring, opening to inner hall and with a panelled door to the kitchen/breakfast room and a sliding door to:



The Living Room

7.37m (24'2) x 4.06m (13'4) (narrowing to 12'4)

With double glazed windows to two aspects with blinds, two radiators, numerous power points and with wood grain herringbone effect flooring and second doorway through to:



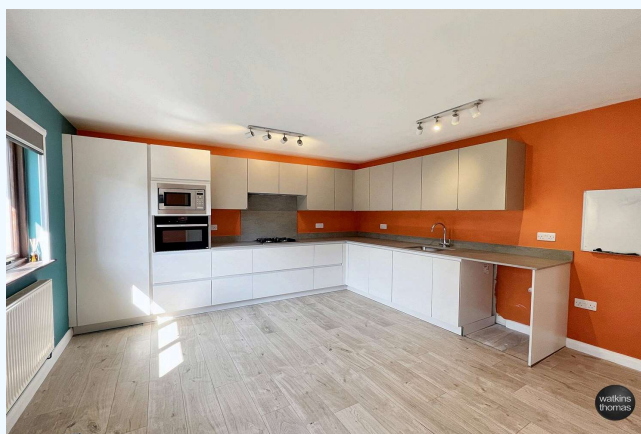
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The Kitchen/Breakfast Room

5.56m (18'3) x 3.96m (13')

With a double glazed window and a pair of double glazed doors opening to the garden. The kitchen area is extensively fitted with soft close base cupboard units with composite working surfaces over and upstands together with eye level cabinets and a further tall storage cupboard. Sink unit with mixer tap, four ring gas hob with cooker hood over and built-in electric oven with microwave over. Sets of ceiling spot light units, wood laminate flooring, radiator and door to STORE CUPBOARD with fitted shelves.



Inner Hall

4.17m (13'8) x 1.17m (3'10)

With doors to the bedrooms, bathroom and cupboard with slatted shelving, wall mounted thermostat and with doors to:

Bedroom 1

4.83m (15'10) x 3.81m (12'6) (maximum)

With a double glazed window, radiator and wood laminate flooring.

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Bedroom 2

3.38m (11'1) x 2.9m (9'6) (plus door recess)

With a double glazed window to the front, wood laminate flooring and with a door to:



En-Suite Shower Room

2.44m (8'0) x 1.52m (5'0) (plus recess)

With a recessed shower cubicle with thermostatically controlled shower unit and tiled walls, low level wc and pedestal wash basin. Double glazed window, ceiling spot light fitting, extractor unit, ladder type radiator and wood laminate flooring.



Bedroom 3

4.09m (13'5) x 2.49m (8'2)

With a double glazed window to the side and radiator.

Bathroom

2.49m (8'2) x 2.18m (7'2) (8'2 into door recess)

With coved ceiling, sunken ceiling light and having white suite comprising bath with thermostatically controlled shower unit over and screen together with large marble effect tiled surrounds, low level wc and pedestal wash basin and mixer tap. Double glazed window, ladder type radiator, coving and wood laminate flooring.



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OUTSIDE:

The property has the benefit of a stone driveway which leads to a side gate which runs through to the rear garden. To the front of the property there is a further stone/hard standing area within a kerbed boundary with a bed of shrubs and lawn beyond. The front boundary is marked by picket fencing between pillars and to the left of the residence there is a sweep of lawn with a Spring bulb border.

At the rear of the property there is an oil storage tank, a stone patio area and lawn which runs to a Brook. The rear boundary is demarked by an evergreen hedge and picket fence. Within the rear garden there is also a garden store. The property has the benefit of outside lights and an outside tap. The oil fired combination boiler is externally located.



COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast 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, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. 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

From central Hereford proceed south west on the A465 Abergavenny Road and after approximately eleven miles turn right into village of Ewyas Harold. Continue along the village road, pass over the bridge and turn left at the green and just beyond the church on the left, The Hogan will be identified.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

7th April 2025

ID40353

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ENERGY PERFORMANCE CERTIFICATE

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 D. 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		78 C
55-68	D	59 D	
39-54	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

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

