



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



1 Scudamore Close, Pontrilas, Herefordshire, HR2 0UB

Located in Pontrilas, a detached two storey home offering "reversed" accommodation which is centrally heated and double glazed.

£300,000 (Freehold)

Residential Sales and Lettings

1 Scudamore Close, Pontrilas, Herefordshire, HR2 0UB

LOCATION

Pontrilas is a south west Herefordshire village community, located about 12 miles from the city and 12 miles from the market town of Abergavenny. Pontrilas and Ewyas Harold, a sister village, combined, offer an extensive range of facilities and amenities including church, primary school, community hall, doctors, dentist, vets, public house and butcher together with village store. The village is set in south west Herefordshire countryside and offers ease of access to open countryside and the Welsh Hills. Hereford and Abergavenny combined offer a full range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

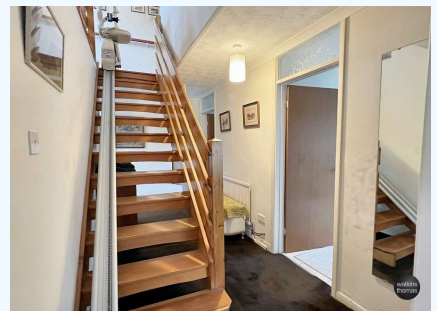
1 Scudamore Close is an established detached house which offers an excellent level of accommodation arranged over two levels. The living accommodation is on the upper floor and there are 3/4 bedrooms on the lower floor. Centrally heated and double glazed the property would now benefit from some refitting and upgrading works. In more detail comprises;

ON THE PRINCIPAL GROUND FLOOR:

Approached through a double glazed door with adjacent double glazed window.

Reception Hall

Approached through a double glazed door, access hatch to loft space, wall mounted thermostat, radiator and with doors to the dining room, kitchen/breakfast room, sitting room, cloakroom and over-stair cupboard with slatted shelves. Radiator and stairs to lower floor.



Cloakroom

1.88m (6'2) x .97m (3'2)

With low level WC and corner wash basin. Double glazed window and radiator.

Sitting Room

6.86m (22'6) x 3.78m (12'5)

With two double glazed windows enjoying a view across the village past houses and towards meadows and a brook with rising countryside in the distance. Coved ceiling, two radiators and second door to the;



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Kitchen/Breakfast Room

6.4m (21') x 3.3m (10'10) (narrowing to 9' 9)

With fitted base cupboard units with working surface over, tiled surrounds and numerous eye level cabinets. One and a half bowl sink unit with drainer and mixer tap, recess for washing machine, four ring hob and built in oven. Double glazed window to the front, recess with plumbing for dishwasher, extractor unit and breakfast bar area. Part with tiled floor, part with wooden flooring, radiator and with a double glazed window to the side.



Rear Porch

2.51m (8'3) x 1.47m (4'10)

With a door with double glazed upper panels to the front, window to the rear and with a concealed hot water cylinder with central heating and domestic water control clock.

Dining Room

3.76m (12'4) x 2.59m (8'6)

With a double glazed window to the rear, coved ceiling and radiator.



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ON THE LOWER GROUND FLOOR:

Hall

4.5m (14'9) x 1.85m (6'1)

With radiator, coved ceiling and having doors to;



Bedroom 1

3.35m (11') x 2.9m (9'6)

With a double glazed window to the village road. Radiator, coved ceiling and two sets of double wardrobe cupboards provided with hanging rails and storage shelving with cabinets over.

Bedroom 2

3.35m (11') x 2.87m (9'5)

With coved ceiling, double glazed window to the village road and radiator.



Bedroom 3

3.35m (11') x 2.39m (7'10)

With a double glazed window to the side, radiator, coved ceiling and two sets of recessed double wardrobe cupboards with hanging rail and storage shelving with cabinets over.

Bedroom 4/Study

2.39m (7'10) x 2.36m (7'9)

With a double glazed window, coved ceiling and radiator.



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Shower Room

2.34m (7'8) x 1.96m (6'5)

With suite comprising walk in shower with thermostatically controlled shower unit, shower boarded walls, pedestal wash basin and low level WC. Double glazed window, part tiled walls, ceramic tiled floor and radiator.



OUTSIDE:

The property has the benefit of a tarmacadam parking space and a tarmacadam space which runs to the INTEGRAL GARAGE (17'2 by 8'3) with a up and over door to the front, window to the rear and floor mounted gas fired boiler which provides central heating and domestic hot water.

Garden

At the front of the property there is a well stocked border with a concrete pathway and sun terrace patio together with a magnolia. The gardens sweep around the side of the property and lead to a set of steps which lead to the front door. The side path is stoned and has individual shrubs, the stones continue around the side of the property and runs to the front garden which features individual trees and shrubs. A pathway through the garden area runs to a pathway which is formed of flagstones between stepping stones and at the side there is a further hard landscape garden area with individual shrubs and here are housed the propane gas cylinders.

COUNCIL TAX BAND D

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 the outskirts of Hereford proceed south west on the A465 Abergavenny Road and after approximately twelve miles, on reaching Pontrilas, turn left. Continue into the village and Scudamore Close will be identified on the left hand side and Number 1 is denoted by the agents for sale board.

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.

3rd November 2025

ID41581

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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 E. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	41 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.

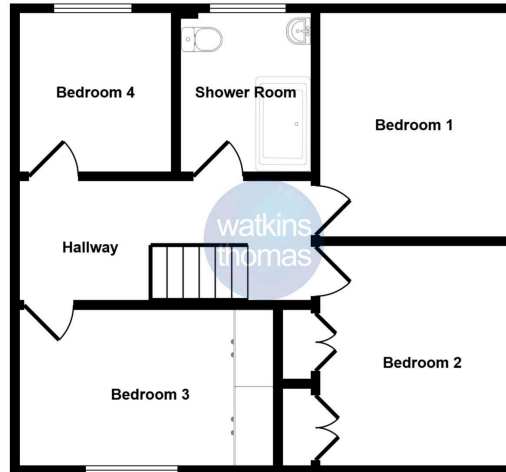
For properties in England and Wales:

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

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FLOOR PLAN

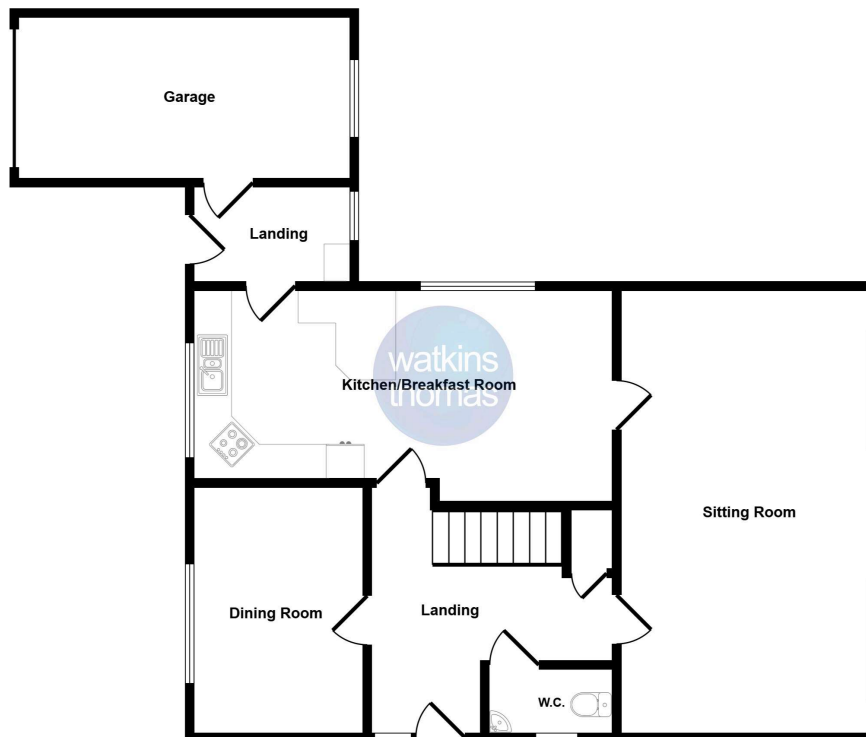
This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability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



Basement

Approx 52 sq m / 561 sq ft

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Ground Floor

Approx 88 sq m / 943 sq ft

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