

Watercolours Garway



ROSCOE ROGERS KNIGHT

Town and country properties



Watercolours

Garway

With spectacular views and set in 2.5 acres this extended Country House has 4 reception rooms and 4/5 bedrooms. Located within easy reach of Monmouth and Hereford retaining a wealth of period features and spacious living accommodation as well as a triple garage. Large gardens/ground wrap around the property and include an orchard and a paddock. In need of some finishing this presents an opportunity to buy a substantial home where one can add individual style and potentially value.

Traditionally constructed under pitched tiled roof with wooden inset mostly double-glazed windows. The original part of the house retains many wonderful character features including exposed beams, tall inglenook fireplace with oak mantle, quarry tile and wooden floors as well as brace and ledge doors. The extensive additional accommodation is large bright and airy and finished to the highest standard with both contemporary fitments and traditional craftsmanship.

ENTRANCE HALL: 7.34m x 2.18m (24'1" x 7'2")

Approached via a ledge and braced solid door with matching fan light. Personnel door to garage. Staircase leading to first floor galleried landing. Walk-in pantry. Access to workshop, living room and dining room.

WALK-IN PANTRY: 26.10m x 2.22m (85'8" x 7'3")

LIVING ROOM: 4.74m x 5.78m (15'7" x 19'0")

Aspect to front, porch leading to dining room.



DINING ROOM: 5.73m x 3.08m (18'10" x 10'1")

Good size second reception room with access to the utility room.



UTILITY ROOM: 2.26m x 4.83m (7'5" x 15'10")

Two windows to front and three loft lights creating an exceptionally light space with vaulted ceiling.

SITTING ROOM: 6.18m x 3.10m (20'3" x 10'2")

Joiner built double glazed windows to two elevations feature fireplace with 18 stone mantle quarry tiled hearth housing a solid fuel stove. Timber turning staircase to first floor. Large opening leading to...



KITCHEN DINER: 5.34m x 5.79m (17'6" x 19'10")

Windows to two elevations. A superb space with a large inglenook fireplace housing a large 'Aga' taking pride of place in the centre of the room. A range of base units beneath lipped work surfaces, inset sink and side drainer. Wooden french doors leading to....



BREAKFAST ROOM: 4.84m x 4.53m (15'11" x 14'10")

Glazed to all elevations above low-level brick walls, vaulted ceiling, French doors to garden.



TRIPLE GARAGE: 8.36m x 5.43m (27'5" x 17'10")

Approached via rolling garage doors. Power and lighting divided into a double garage with access to a separate single garage/workshop.



FIRST FLOOR: (WEST WING):



GALLERIED LANDING:

Approached via a staircase with wooden newel post and oak spindle balustrade leading onto a central landing area.

MASTER BEDROOM: 8.94m x 4.97m (29'4" x 16'4")

An impressively proportioned room with three double glazed windows and roof window to side overlooking the courtyard. Vaulted ceiling with beautiful exposed beams showing quality craftsmanship.



BEDROOM 2: 4.78m x 5.92m (15'8" x 19'5") into eaves

A good size second bedroom with feature double glazed dormer window enjoying spectacular views across rolling Monmouthshire countryside. Two further roof lights.



BEDROOM 4/STUDY: 4.69m x 1.82m (15'5" x 5'12") average

Conservation style rooflights overlooking rear garden and under eave storage.

PRINCIPAL BATHROOM:

Beautifully finished with heritage white suite featuring slim line low-level WC, pedestal wash basin, freestanding double ended bath, large double width shower cubicle with rainfall shower and separate attachment. Chrome heated radiator and feature towel rail.



EAST WING:

Approached via a turning staircase from the sitting room leading onto a central landing area.

BEDROOM 3: 6.56m x 3.10 (21'6" x 10'2")

Windows to two elevations door to ensuite bathroom.

ENSUITE BATHROOM:

Beautifully appointed with four-piece suite including panelled bath, full width shower cubicle with rainfall shower, pedestal wash basin.



BEDROOM 5: 3.43m x 4.93m (11'3" x 16'2")

Window overlooking the courtyard and back garden.

OUTSIDE:

The property is approached via a long sweeping driveway that leads onto a central courtyard allowing parking for multiple vehicles and offering access to the triple garage and large carport/stores. Above the open stores there is a large room with vaulted ceiling and roof lights. The courtyard is enclosed on three sides, paved steps take you up onto an elevated garden which in turn leads to the orchard, here you will also find a large quality glass house as well as a timber-built garage/ workshop. The gardens are chiefly laid to lawn and enclosed via a mix of dry-stone walls and fences. The views from the grounds must really be seen in person to be truly appreciated. The front garden is well stocked with an array of shrubs, trees and flowering plants. Accessed from the drive is the paddock which is gently sloping and measures comfortably over two acres.



SERVICES:

Mains water, electricity, private drainage. EPC rating E. Tax Band D.

DIRECTIONS:

From our office at Agincourt Square travelling away from the town centre towards the Hereford Road. At the traffic lights turn left onto the A466. Continue for around 3.5 miles before turning left signposted Pontrilas/Garway. Continue along this road for around three miles passing through the village of Broad Oak. At the cross roads proceed straight across and continue for another 2 miles passing the Garway Inn and Garway primary school on the right-hand side. Proceed out of the village for a few hundred yards down the hill and the entrance to Watercolours will be found on the left-hand side.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
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 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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