



GARWAY HILL, HEREFORDSHIRE, HR2 8RS

A Simply Captivating Detached 4 Double Bedroom Stone Barn with an Impeccable Finish Throughout, offering Garden Office and further potential with full planning for self-contained Annexe, all set within landscaped gardens and grounds extending to an acre, with additional acre of small orchard and woodland with brook also available.

Barn: Threshing Barn Glazed Entrance with Sculptural Central Staircase – Open Plan Living with Dining & Lounge – Snug/4th Double Bedroom – Laundry Room with Downstairs WC – Kitchen – Walk-in Larder – Rear Lobby – Under-Stairs Storage/Plant Room – Library Landing – Principal Suite with Bathroom & Wet Room Shower – Double Bedroom with Ensuite Wet Room Shower – Double Bedroom – Wet Room Shower – Airing Cupboard

Garden & Grounds: Log Cabin Garden Office – Attached Carport with space for 4+ vehicles – Stone Outbuildings – Timber Clad Shed – Stone Paved Dining Patio with Pergola – Walled Garden within Grounds Extending to 1 Acre – Potential Annexe: Detached Stone Barn with Planning Permission for Self-Contained 1 Bedroom Annexe with Large Garden to Rear and Separate Track Access Also Available – Additional Acre of Adjacent Grounds with Mixed Orchard, Woodland and the Garren Brook

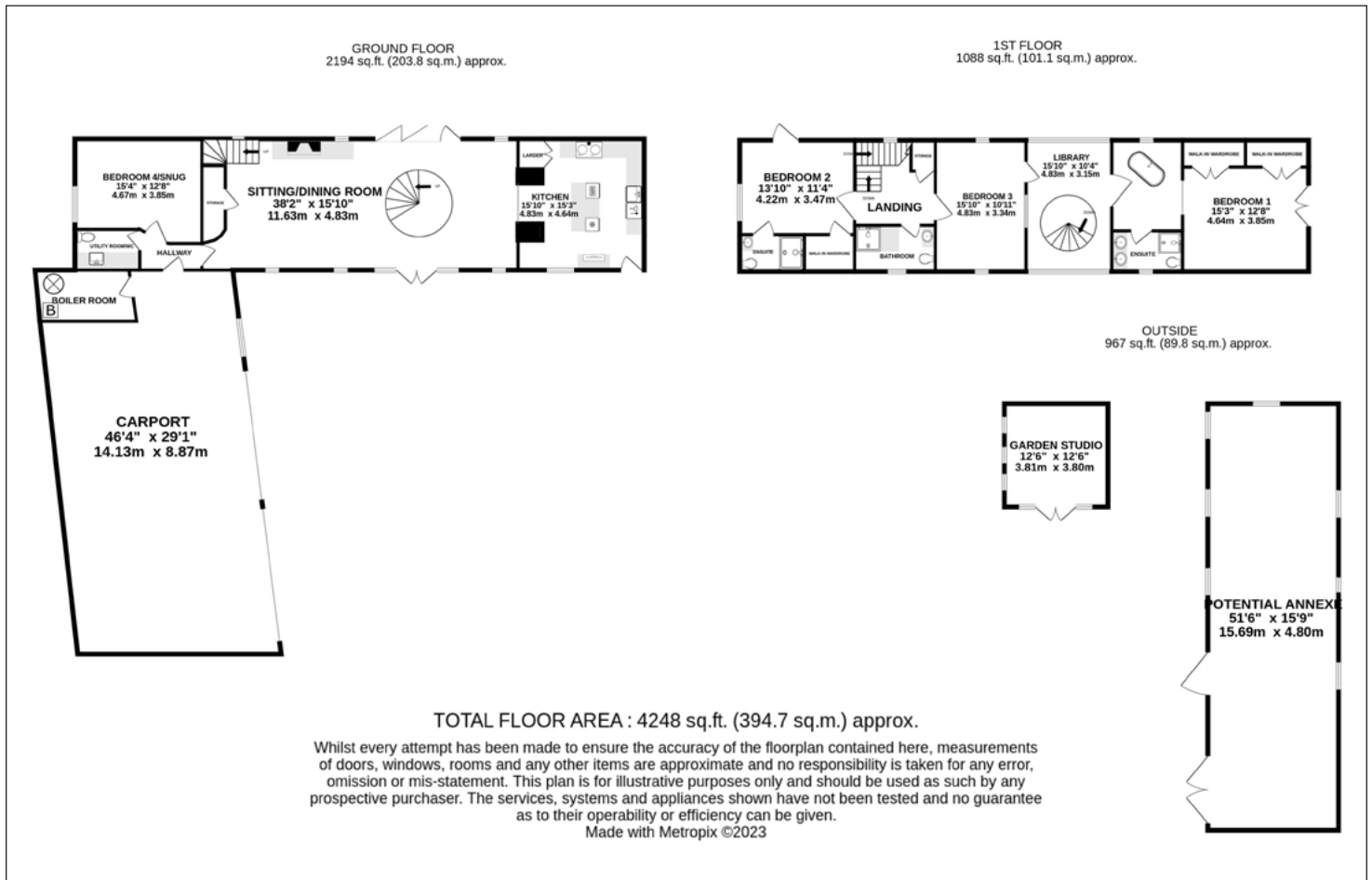


THE PROPERTY

The conversion of Garrendale Barn has been a labour of love by the builder/owner, clearly evident in the sensitivity to its heritage, with meticulous attention paid to bespoke elements and superlative finishes layered throughout; from the sculptural staircase to the burr oak Kitchen units. It retains and celebrates its character whilst creating truly welcoming and comfortable living spaces within the sweep of the iconic barn structure. With a large Garden Office allied to satellite internet and CAT6 hardwiring throughout and the exciting further potential for a self-contained Annexe, the property offers the perfect work from home, multigenerational or potential Airbnb income, escape to the country.

The barn revels in an idyllic rural position with sweeping views across open countryside and up to the summit of Garway Hill. It is set within a thriving community focused on nearby Orcop Parish Hall. It is only 5 miles to local shop/post office at either Wormelow, St Weonards or of note for its numerous amenities, to picturesque Ewyas Harold, set in the beautiful Golden Valley and providing post office/shop, Ofsted "Good" primary school, 2 butchers, dentist, GP, 2 pubs and vibrant community hall with active football and cricket teams. The full City amenities of Hereford, the market town of Ross-On-Wye with its M50 junction and the excellent independent schools of affluent Monmouth are all an equidistant 10 miles while the famed book town of Hay-On-Wye with its international Literary Festival is 22 miles.





Threshing Barn Entrance – Glorifying in double height glazing with oak frame French doors to the front and in counterpoint 4-panel Bifold doors opening into the stone walled gardens to the rear, the grand Entrance benefits from Mandarin Clytha Provence Flagstone grey waxed limestone flooring with zoned underfloor heating that runs harmoniously throughout much of the downstairs. The stunning centrepiece of the entrance is the bespoke wide sweeping spiral staircase with solid oak treads.

Lounge – With exposed new oak beams, opening arrow-slit windows with feature stonework and multiple discreet lighting options, the Lounge offers a welcoming and intimately comfortable space. It features a remote controlled Dru living-flame gas fire set atop a leather-finish granite feature plinth with built-in positions above for TV and sound bar.

Dining Room – Basking in lovely views across both the front courtyard and rear gardens, the Dining Room offers a convivial space with ample room for a large dining table at which to gather family and friends and where summer parties will happily spill on out into the gardens.

Kitchen – Beyond the wide exposed stone walls with colour LED uplighters lies the bespoke Kitchen, fully fitted with handmade ash frame units with burr oak inlay and topped with African fusion granite countertops. The array of storage provided is complemented with a large central island with wrap-around pippy oak breakfast bar. The island is home to both an integrated Miele steam oven with a warming drawer below and dual-zone wine cooler. The black electric Aga has a Luxair hood with downlights and concealed LED lighting strip above and is flanked by both, integrated Siemens gas and induction hobs. The black composite sink with mixer tap is set below the window, framing views across the side gardens with integrated Bosch dishwasher beside it. There is

space for a US-style fridge/freezer with plumbed water surrounded by a fitted display and bookcase. Between the half-glazed External Stable door leading to the front courtyard and the matching fixed door, lies the built-in TV with on-screen access to the security camera feed and alarm panel (with option to link to police/security company). While the Walk-in Larder with PIR lighting offers copious storage across fitted shelving.

Rear Lobby – Beyond the wide oak door with black ironmongery and stud detailing features (common to all the doors in the barn), is the Rear Lobby with coir mat and External Door opening directly under the shelter of the CarPort.

Laundry Room – Lying off the Lobby is the Laundry Room, fitted with storage unit, Belfast sink with retractable hose tap and wooden countertop with space below for both washer and dryer. This practical room is completed with WC and chrome heated towel rail.

Snug/4th Bedroom – Tucked away in a quiet corner is this carpeted room with double casement window overlooking the Garren brook and Ancona antique copper period-style radiator. It offers a malleable space; ideal as a Snug for more informal relaxing or 4th double bedroom.

Under-Stairs Storage/Plant Room – Beyond storage for household necessities the Plant Room is the control centre for the house, home to the internet Data cabinet and Draytec business router. The property is CAT6 hard wired throughout with mesh WiFi (indoors and out) and Starlink satellite internet to enable seamless home working. The room also houses the CCTV with recording and viewing monitor, fuse board and Rako controllers for the scenic lighting offering endless mood options throughout the barn.



Library Landing – At the top of the wide sweeping spiral of the central staircase lies the Library Landing revelling in full glazing, framing far-reaching views over the private rear gardens and out across open countryside. It offers a lovely workspace or quiet retreat, with extra-wide solid English oak floorboards and a fitted wall of bookcases concealing a secret door opening into Bedroom Three.

Bedroom 1 – The Principal Suite offers a luxurious carpeted Double Bedroom with French doors opening to a glass Juliet balcony with views over the side gardens and the rise of Garway Hill. The room features twin built-in walk-in wardrobes and space for a TV to connect to the security feeds and an Alarm/panic button panel. The bedroom also benefits from zoned heating with 'Ancona' antique copper period-style radiator, twin remote controlled rain sensor Velux while colour LED floor lights illuminate the exposed stone wall doorway into the Bathroom beyond. With extra wide solid English oak floorboards and 'Mandarin Stone' marble feature wall with 'Ancona antique copper period-style radiator below tiled shelf, the Bathroom offers a peaceful haven for relaxing in the large double-ended white stone bath with oiled bronze freestanding tap. The Wet Room benefits from PIR night lighting and full tiling with 'Mandarin Stone' marble, with feature wall behind matching marble twin table-top basins set atop mango wood storage cabinet. The combined Waterfall/Rain shower has two hinged pull-out glass screens. The Wet Room is completed with BTW WC, zoned underfloor heating and chrome heated towel rail.

Bedroom 2 – Climbing the secondary stone staircase leads to the Galleried Landing, off which lies the Second Double Bedroom with extra-wide solid English oak floorboards. A lovely light-filled room with double casement window, rain sensing Velux and glazed low door opening onto stone steps leading down into the rear gardens. The room benefits from a walk-in Wardrobe with fitted shelving and a room-spanning oak desk ideal for study or gaming. The Ensuite Wet Room is fully tiled in 'Mandarin Stone' Travertine with zoned underfloor heating, hinged glass screen for the Rain shower and is completed with WC, heated chrome towel rail and marble table-top stone basin atop mango wood storage cupboard.

Bedroom 3 – With arrow-slit windows overlooking both the front and rear gardens and rain sensor Velux, the last of the bedrooms is also a spacious Double with extra-wide solid English oak floorboards and could be split with stud walling into twin children's rooms, as the 'Ancona' antique copper period-style radiators have two independent zones. It also benefits from dual access through the concealed bookcase door flanked by switchable privacy glass panel overlooking the Library Landing and by oak door out onto the Galleried Landing, also home to the Airing Cupboard.

Wet Room Shower – With full silver - grey marble tiling and exposed original oak beam, velux and oak arrow-slit window overlooking the front courtyard. A tiled pillar wall with fitted display shelving and heated towel rail, separate the Wet Room with Rain shower.





OUTSIDE

Beyond the front wooden gate sweeps the expansive gravel Driveway providing ample parking and leading to the Attached CarPort with sheltered parking for 4+ vehicles. To the house end is concealed the Boiler Room while to the far opposite end lies the small stone outbuilding offering a Protected Haven for Bats, adjacent to which are 3 stone Pig Cots offering interesting potential. Across the courtyard lies the original stone milking parlour with full planning permission for 1 bedroom Annexe, offering multigenerational/guest accommodation or generating an Airbnb income. The Annexe has extensive grounds to the rear and even separate track access. To the rear of the Barn lies a landscaped garden bounded by two stone walls of the original fold. The garden features a wide stone paved walkway leading to decorative wrought iron gates framing far reaching countryside views. There is a delightful wisteria-clad pergola sheltering a paved patio offering

an ideal al fresco dining and entertaining space. The large log cabin Garden Office/ Studio offers heating, lighting, WiFi and wired data points offering an ideal Home Office, Studio, Gym or Summerhouse, with even water available from the nearby Borehole Shed - home to the filtration and treatment plant and providing additional storage. Beyond the garden, lies a small paddock with silver birch, rowan, walnut and almond trees, providing the ideal spot for a wildflower meadow.

The additional acre of land available lies adjacent, at the rear of the carport, with seldom used public right of way and offers a mixed orchard with apples, pears, cherries, plums and mulberries alongside a small nuttery. The wider open ground is home to many wildlife-supporting specimen trees, while to the lower level the Garren Brook meanders its tranquil way around natural stepping stones.







PRACTICALITIES

Herefordshire Council Tax Band 'D'

Oil-fired Central Heating

Double Glazed Throughout

Mains Electricity, LPG Bottled Gas

Private Borehole Water & Biodisc Drainage

Satellite Internet with Wired Cat6 Throughout & Data Cabinet

DIRECTIONS

From Hereford take the A49 South towards Ross-On-Wye, from the Asda roundabout proceed straight for 6 miles. At the top of the Callow, turn right to Monmouth on the A466. In just over 2 miles, turn right onto Lyston Lane signed for Orcop. Drive for almost 1 mile and turn right. Continue for 1.3 miles, passing the Parish Hall and turn first left. The property is to be found shortly on the left-hand side.

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