



Tanglewood Farm
Garway Hill | Hereford | HR2 8HA

FINE & COUNTRY



Step inside

Tanglewood Farm

Guide price £1,700,000

This exceptional farmstead is located on Garway Hill, one of the most scenic and peaceful areas in all of Herefordshire. With a sizeable main farmhouse, a beautifully converted barn serving as a holiday rental, approximately 25 acres of land and numerous outbuildings, this property has so much to offer.

Whether you're looking for a working farm with space to grow produce and graze livestock, or simply a wonderful family home in which to enjoy the beautiful countryside of Herefordshire, Tanglewood Farm is an appealing and versatile property which would suit a range of different uses.

Garway hill is situated close to the Welsh border, offering stunning vistas over towards the Black Mountains. There are numerous footpaths in the area, as well as opportunities for horse riding. Garway village is located just a couple of miles down the road, and has a primary school, local pub and a beautiful new community centre offering a range of events. There is also a petrol station and shop slightly further away in the village of Broad Oak, with the market towns of Ross-on-Wye and Monmouth offering a range of options for schooling, shopping and leisure activities.

The main farmhouse features exceptional space to the ground floor. An entrance hallway gives access to a ground floor cloak room and staircase to the first floor, and a doorway leads into a spacious home office with exposed ceiling beam and doors into the sun room.

The kitchen-dining room is bright and spacious with multiple windows and a pair of French doors leading out to the garden. There is a gas LPG fired Aga, plenty of storage space and worksurfaces and space for appliances. The dining area has a cast iron feature fireplace and plenty of room for a large dining table.

A door leads from the kitchen into a utility room with plenty of storage and space for appliances, and an archway to a small but useful and fully equipped kitchenette located to the far end. The utility also gives access to a porch which gives access to the side garden.

An opening leads up from the dining area into a cosy lounge with woodburning stove, exposed ceiling beams and attractive floorboards.

Another key feature of the ground floor is the sun room, which offers beautiful west facing views over the gardens and towards stunning rolling countryside beyond. There is a woodburning stove with cast iron safety gates, a wood store and bi-fold doors leading outside.

A door at the far end of the sun room leads into a cosy snug, French doors leading outside and stairs leading to a double bedroom above.

To the first floor are four double bedrooms, some of which enjoy wonderful far reaching views, with a recently upgraded en-suite bathroom to the principal bedroom, featuring a roll top bath, W.C and wash basin. The second bedroom also has an en-suite shower room with shower, wash hand basin and w.c. There is also a family shower room with corner shower, W.C and wash basin with vanity unit below.



DETACHED BARN CONVERSION

Located across the front courtyard with flagstones opposite the main house, this impressive barn has been converted, from scratch, by the current owners and currently serves as a holiday business providing a good income during the spring and summer months.

You enter through a set of glazed doors with attractive wooden shutters to the outside, which leads you into the main reception room. This incredible space comprises a generous living room with high vaulted ceilings, a stylish modern woodburning stove and flagstone flooring, as well as a dining area looking out to the courtyard area.

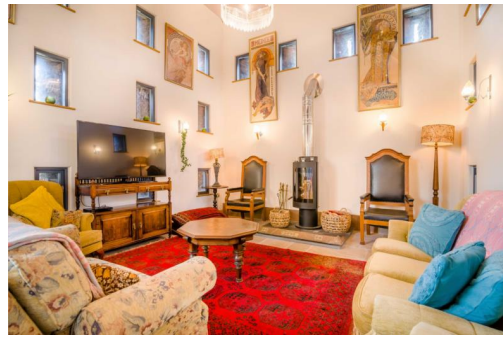
There is a beautifully appointed ground floor shower room, with double width shower, wash basin, W.C and stylish floor tiling and tiled walls to the shower. A utility room is accessed from the small corridor leading to the kitchen, and provides useful workspace and storage, as well as space for appliances.

The kitchen has been tastefully designed and finished to a high standard, with high quality light grey units and wooden worksurfaces. Appliances include a Belling Farmhouse style oven with induction hob and an integrated dishwasher, with a large central island to the middle of the room. A set of bi-fold doors leads outside to the enclosed courtyard garden area, which is mostly gravelled and paved, with beautiful shrubs and flowering plants to the borders and a large covered seating area to the far side.

The kitchen then leads into a second spacious reception room, ideal for a home office, hobbies room or even an additional bedroom if required. This room has a separate outside door.

A staircase leads to a galleried landing, with a lovely relaxing seating area overlooking the grand reception room below. From here, there is access to a double bedroom with door leading outside to a flight a steps, and a W.C with wash basin.







Step outside

Tanglewood Farm

Set within approximately 25 acres in total, the grounds of Tanglewood Farmhouse comprise large areas of gently rolling paddock, gardens and a range of outbuildings and storage areas.

A long driveway leads to the house, flanked by paddocks to both sides. The north paddock, to the left of the entrance driveway, is the largest by far, with a smaller south facing paddock to the right hand side. This leads to a large gravel parking area with access for farm vehicles and machinery.

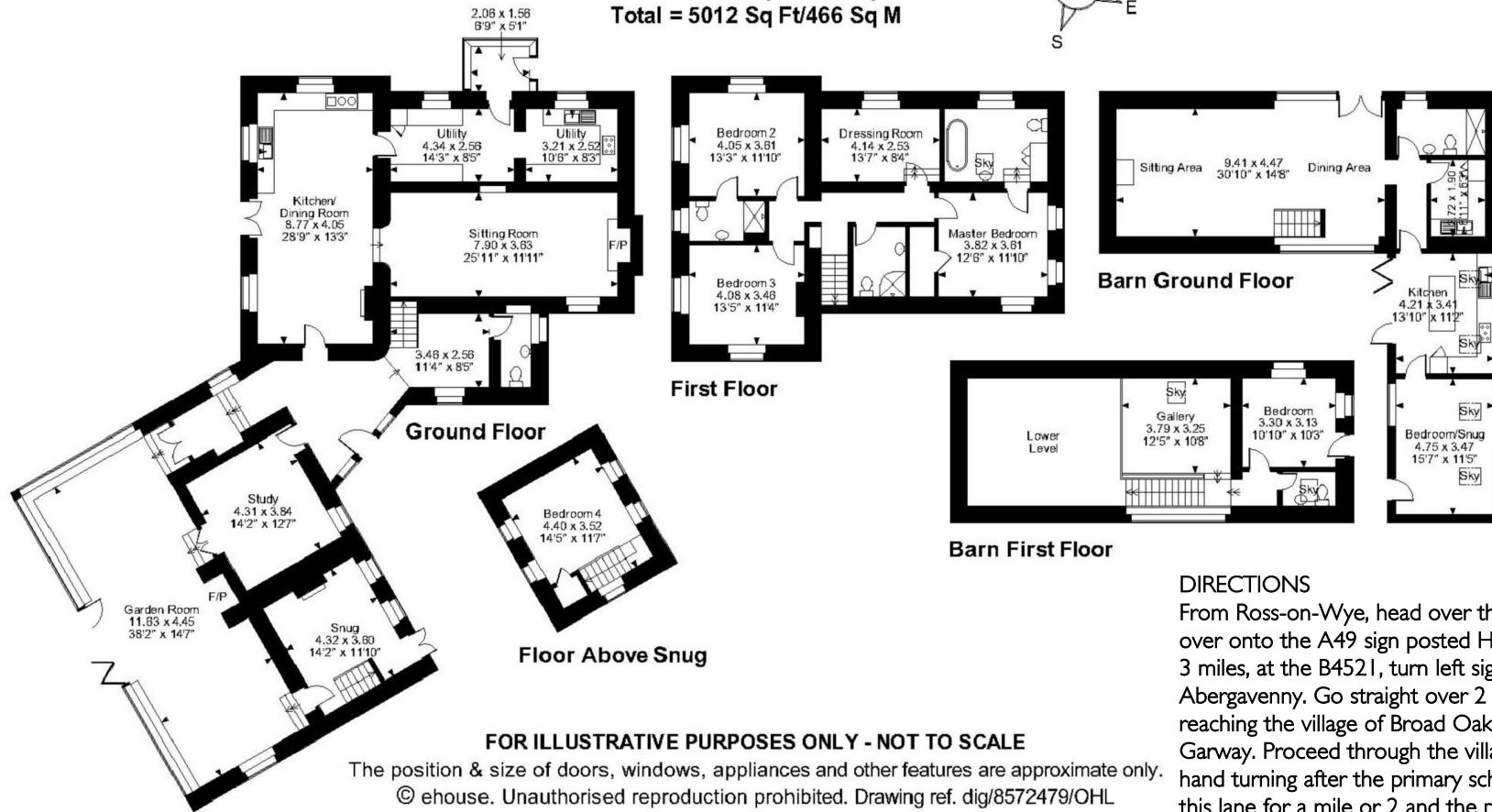
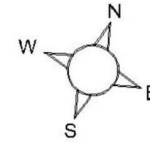
There are generous areas of garden below the house which face west, offering truly incredible views over rolling green countryside towards the Black Mountains. The gardens are dotted with mature trees, wildlife ponds and wonderful viewpoints in different directions.

To the top end of the garden is a large patio and decking area, ideal for enjoying those views to the fullest, and providing the perfect place to enjoy sunsets during the warmer months.

Additional paddocks can be found to the south and east of the main house, and between these can be found a range of outbuildings, including 2 large Barns with electric lights and water supply.



Approximate Gross Internal Area
Main House = 3665 Sq Ft/341 Sq M
Barn = 1347 Sq Ft/125 Sq M
Total = 5012 Sq Ft/466 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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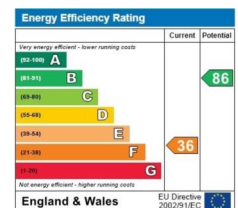
DIRECTIONS

From Ross-on-Wye, head over the roundabout straight over onto the A49 sign posted Hereford. After around 3 miles, at the B4521, turn left sign posted Abergavenny. Go straight over 2 crossroads and after reaching the village of Broad Oak, turn right for Garway. Proceed through the village take the right hand turning after the primary school. Continue along this lane for a mile or 2 and the property can be found on the right hand side.

Postcode: HR2 8HA | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Fine & Country
Tel: 01989 764141

52 Broad Street, Ross-on-Wye, HR9 7DY

