



The Quab

Garway, Herefordshire

HR2 8QQ

A superb opportunity to acquire a two bedroom detached cottage in need of complete renovation in a rural setting. The property has wonderful views across the surrounding fields and countryside.

- Two bedroom detached cottage • Re-development project •
- Superb location and position within open countryside • Total plot size approximately half an acre •
- Ideal for replacement new build property subject to planning •



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An excellent opportunity to acquire an existing two bedroom residential property with potential to demolish the existing building and replace with a new dwelling subject to gaining the necessary planning consents. This cottage is surrounded by fields and countryside and has grounds measuring approximately half an acre.

Location & Situation

Garway is situated on a hillside above the River Monnow. There is a primary school, village hall, St Michael's Church and The Garway Moon Inn. The Garway Moon Inn is located opposite the village green / cricket pitch and is approximately 3 minutes away from The Quab by car.

The property is approximately 8.2 miles from Monmouth. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently reconstructed state of the art Monmouth Comprehensive School and a variety of Primary Schools. Monmouth also offers an up-market traditional shopping street with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park, located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible..

Approximate distances from The Quab

- Monmouth 8.2 miles
- Ross-On-Wye 10.2miles
- Hereford 13.7 miles
- Chepstow 25.3 miles
- Gloucester 28.3 miles
- Cheltenham 35.6 miles
- Cardiff 46.4 miles
- Bristol 54.3 miles
- London 130.8 miles
- Cardiff Airport 59.1 miles
- Bristol Airport 59.1 miles
- Birmingham Airport 76.8 miles
- Hereford Train Station 14.0 miles
- Abergavenny Train Station 17.4 miles



The Quab

The Quab comprises of a traditional detached country cottage situated within a spacious garden curtilage, and enjoys an open countryside outlook all around the property, however within walking distance of the rural village of Garway. The property requires full renovation and modernisation and would benefit from an extension, subject to planning, as the current configuration does not suit modern requirements. There is potential to replace the existing dwelling but buyers must make their own enquiries with regards to gaining the necessary planning consents required.

Inside

The property has an entrance porch and a door opening into the entrance hall / dining area. There is a fireplace, ceiling beams, an area for storage under the stairs and a window to the front aspect. The ceilings and doorways are low throughout the property.

A door opens into the kitchen area.



The kitchen was formerly located in the lean-to at the side of the property. There is currently a sink and drainer with storage underneath in this area and a window to the front aspect. To the rear of the kitchen area is rear porch with a storage cupboard and a door to the rear garden.

To the rear of the entrance hall / dining area a door opens into an inner corridor that has an airing cupboard and a door to the garden. A further door opens into the bathroom.

The bathroom comprises of a low level w.c, a wall mounted wash hand basin and a bath. There is a window to the rear.

The doorway into the sitting room is particularly low. There is a tiled fireplace, a door opening into the entrance porch and a window to the front aspect. The views from the front of the property are truly wonderful.

A narrow and steep staircase leads up to the first floor. There are two bedrooms, both having magnificent countryside views.



Local Authority

Herefordshire Council Telephone: 01432 260000

The property is classified as Band D for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not.

Tenure

Freehold with vacant possession upon completion.

Fixtures & Fittings

All fixtures and fittings at The Quab are excluded from the sale but may be available by separate negotiation.

Directions

From Monmouth A40 roundabout exit on to Dixon Road. Turn right at the traffic lights and drive up the Hereford Road. Continue through Buckholt until you reach Welsh Newton. Drive through Welsh Newton turning left at the sign for Garway. When you reach the crossroads go straight across. At the green triangle continue on taking the next turning on the right. Follow this lane and you will see The Quab on the left.



Outside

Steps lead up from the garage to a lawn. Attached to the cottage is a lean-to previously used as a storage facility. A path runs around the perimeter of the property. There are several storage sheds within the grounds. Most of the grounds are to the rear of the cottage and include an orchard with fruiting trees including apple and plum. Damsons can be found in the hedgerows. The gardens and grounds are surrounded by hedgerows and mature trees and stunning countryside views can be appreciated.

Sale Method

The Quab is offered for sale by private treaty. The Agents and Vendors reserve the right to sell The Quab by any other sale method.

Services

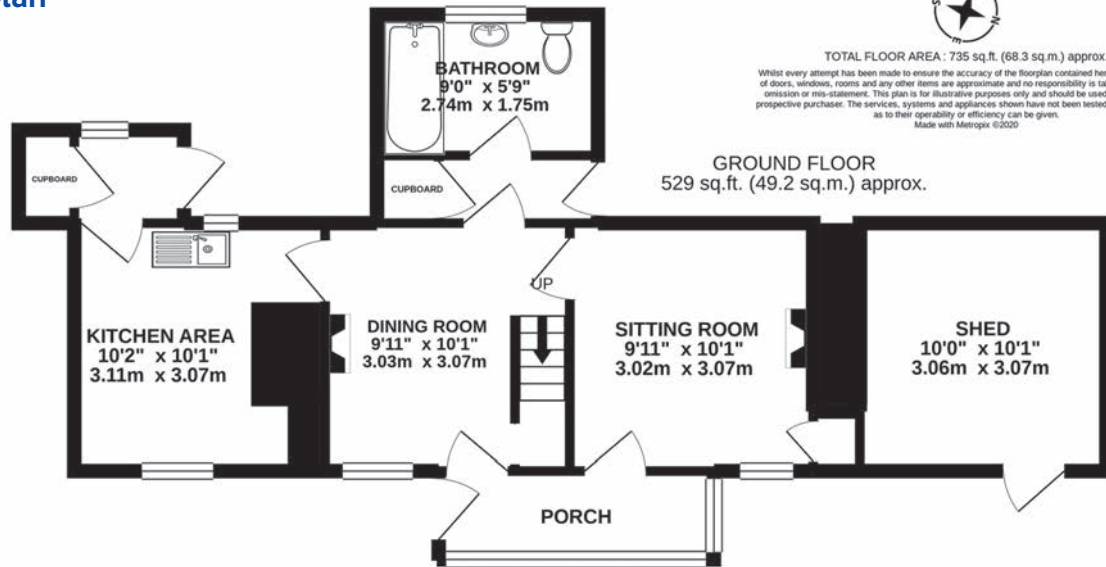
The Quab benefits from mains water, electricity and private drainage.



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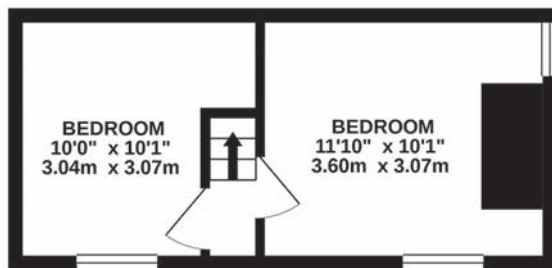
Floorplan



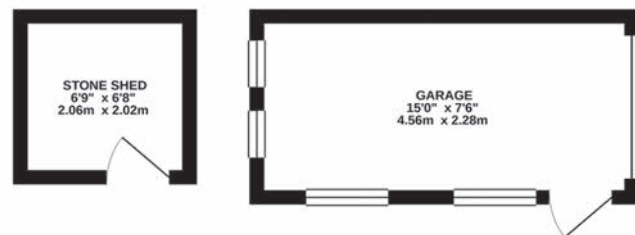
TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
206 sq.ft. (19.2 sq.m.) approx.



GROUND FLOOR
157 sq.ft. (14.6 sq.m.) approx.



EPC

Very energy efficient - lower running costs



Viewings

Viewings are permitted by appointment only with the selling agents. All applicants are to exercise due care and attention whilst on the site due to the ground conditions and the condition of the property. All applicants viewing the property do so at their own risk. It is not considered appropriate that children should accompany any viewings due to the nature of the property. Please ensure all social distancing is complied with under Covid-19 prevention measures.



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