

By Direction of P Wathen Esq

***SOUTH HEREFORDSHIRE***

Hereford 12 miles.      Ross-on-Wye 11miles.

A HIGHLY ATTRACTIVE RESIDENCE IN NEED  
OF MODERNISATION AND IMPROVEMENT

**MALVERN VIEW  
GARWAY HILL  
HEREFORD  
HR2 8EZ**



A 4 Bedroom Period Residence commanding outstanding views over the surrounding countryside in grounds extending to about 0.66 acres.

**FOR SALE BY PUBLIC AUCTION**  
(unless sold prior)

at The Royal Hotel, Ross-on-Wye  
on Tuesday 8<sup>th</sup> June 2010  
at 6.30pm

Price Guide: £200,000

## **GENERAL REMARKS AND STIPULATIONS**

(which where applicable shall be deemed part of the Conditions of Sale)

### **SITUATION**

Malvern View occupies a delightful rural location at Garway Hill in South Herefordshire. In spite of the rural location the property is conveniently situated to the Cathedral City of Hereford ( 12 miles) and the market town of Ross-on-Wye (11 miles).

### **GRID REFERENCE**

SO 443 258

### **DIRECTIONS**

From Ross-on-Wye take the A49 Hereford road for about 5 miles and before arriving at Harewood End turn left for Orcop. Proceed along the road for about 6 miles passing through Orcop and at Bagwyllydiart turn left for Garway Hill. Malvern View is on the right hand side of this road after about 500 yards.

### **TENURE**

The property is presumed to be freehold and offered with vacant possession upon completion.

### **SERVICES**

Mains electricity and water are connected to the property. Drainage is to a private disposal system. Oil fired Central Heating.

### **COUNCIL TAX BANDING**

Band E.

### **FIXTURES AND FITTINGS**

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

### **UNITARY AUTHORITY**

Herefordshire Council, Tel: 01432 260000.

### **RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

### **TOWN AND COUNTRY PLANNING**

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

## **CONDITIONS OF SALE**

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

## **IMPORTANT NOTICE**

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

## **VENDORS' SOLICITORS**

Messrs Harrison Clark, Deansway, Worcester WR1 2JG  
Tel: (01905 612001)

## **VIEWING**

Viewing is strictly by appointment with the Agents – RG & RB Williams,  
Tel (01989) 567233. (Ref: RBW/PJ) email: [info@rgandrbwilliams.co.uk](mailto:info@rgandrbwilliams.co.uk)

*PARTICULARS OF SALE*

**MALVERN VIEW  
GARWAY HILL  
HEREFORD**

A HIGHLY ATTRACTIVE RESIDENCE IN NEED OF  
MODERNISATION AND IMPROVEMENT



Malvern view occupies an elevated situation with outstanding views over the surrounding countryside. It is a period residence principally constructed of stone elevations under a pitched slated roof. The residence is in need of renovation but offers considerable scope for development into a highly attractive rural dwelling

The accommodation principally comprises:

**ON THE GROUND FLOOR:**

Entrance Porch:

Entrance Hall: with panelled radiator and

Sitting Room: (approx 13'8" x 13'3") with fireplace, panelled radiator and exposed beam

Dining Room: (approx 14'5" x 14') with panelled radiator and exposed beam

Kitchen/ Breakfast Room: (approx 19'4" x 10'9") with Stanley oil fired stove; fitted kitchen units; panelled radiator

Utility Room: (approx 12' x 8'5") with single drainer sink unit

Shower Room: with Mira shower unit; low level WC, pedestal wash hand basin

**ON THE FIRST FLOOR:**

Landing: with panelled radiator

Bedroom No 1: (approx 14'4" x 13'5") with panelled radiator

Bedroom No 2: (approx 14'1" x 13'8") with fireplace with cast iron grate; panelled radiator

Bedroom No 3: (approx 11'7" x 10'9") with panelled radiator

Bedroom No 4: (approx 10'5" x 10'4") with panelled radiator and airing cupboard off

Bathroom: with corner bath; vanity unit; low level WC; bed; panelled radiator

**OUTSIDE:**

The property is contained within garden grounds which are principally situated to the side and rear of the property. They offer considerable scope for development into an attractive feature and in all extend to about 0.66 acres.