



Greenacres  
Walterstone, Hereford HR2 0PF

Estate Agents  
**Taylor & Co**  
Abergavenny

Asking Price  
£500,000

# Greenacres

## Walterstone, Hereford HR2 0PF

THREE BEDROOMED ECO-BUNGALOW plus STONE BARN WITH PLANNING CONSENT FOR RESIDENTIAL USE, LAND TOTAL PLOT SIZE 2.53 ACRES, WORKSHOP & GARDENS

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FAVoured location in the Village of Walterstone in the Golden Valley area | Nestled in the lee of the Black Mountains in the Brecon Beacons National Park

Garden views towards the famous Cat's Back | Rural country lane setting with spectacular walks and the River Monnow nearby

Ideal primary residence plus great opportunity to create a perfect holiday let or home / work office or hobby studio

Abergavenny (11 miles) / Hereford (14 miles) | No onward chain

**Nestled in a rural country lane setting in the favoured Herefordshire village of Walterstone amidst the rolling countryside of the greater Golden Valley area, is this three bedroomed Scandi-style Eco-Bungalow encircled by lawned gardens to include a single storey stone barn with planning consent for residential conversion, a large workshop/store, a vegetable garden, and a paddock of approximately 1.74 acres to total 2.53 as a whole plot size.**

**The gardens afford outstanding views towards the Cat's Back, one of the internationally famous peaks of the spectacular Black Mountains range of the Brecon Beacons National Park. Fabulously positioned for rural living, this would be an ideal purchase for buyers wishing to savour the many walks and hillside scenery that abound the region. It will appeal to those seeking a country residence with the potential to personalise to their own specification together with the benefit of outbuildings and land, but equally will attract those searching for properties with either an annexe, a separate home working environment or even a holiday let opportunity.**

**SITUATION** | Greenacres is situated in a country lane setting amidst the beautiful scenic backdrop of the surrounding Herefordshire countryside. Walterstone is a small rural village, ideally placed close to the Welsh border and the Brecon Beacons National Park with road links to the Monmouthshire market town of Abergavenny (about 11 miles) and the Cathedral City of Hereford (14 miles approx).

Of historical interest there is a motte and bailey castle in the village plus an iron age fort nearby with Llanthony Priory and Hay on Wye and the greater area is widely favoured by outside sports enthusiasts, walkers and hill runners alike who are drawn to the River Monnow and the Cat's Back, thought to be one of the most spectacular walks of the Black Mountains. For refreshment and sustenance, the favoured Carpenters Arms is a short distance away.

For comprehensive shopping and leisure facilities, Abergavenny has a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week and a highly regarded world-famous annual Food Festival. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment.

Railway stations at Hereford and Abergavenny have regular services into central London via Newport, whilst road links in Abergavenny give easy access to the motorway for Bristol, Birmingham, the Southwest and London and "A" routes for Monmouth, Cwmbran and Cardiff.

### ECO-BUNGALOW RESIDENTIAL ACCOMMODATION

An Eco-home is an environmentally low-impact home, designed and built using materials and technology that reduces its carbon footprint and

lowers its energy needs. This property is constructed from timber with an insulated cavity wall built on an insulated concrete base and in more detail comprises:

**ENTRANCE LOBBY** | Part glazed panelled entrance door, lighting, cloaks hanging space, tiled floor. A door opens into:

**TRIPLE ASPECT LOUNGE / KITCHEN / DINER** | An impressive and generously proportioned room with an expansive vaulted ceiling and double glazed windows to three sides, broad double glazed doors opening onto a veranda, pendant light points, wood burner (operating the heating and hot water) on a tiled hearth, **DINING AREA** with ample room for a table and chairs, radiator. Open plan to:

**KITCHEN AREA** | Fitted with a range of wall and base units incorporating drawers and storage cupboards, laminate worktops with tiled splash backs, inset ceramic sink unit, inset four ring electric hob with extractor hood above, inbuilt oven with microwave above. Space for washing machine, space for fridge. A part glazed door opens into:

**CONSERVATORY** | Pitched glazed roof, double glazed windows with fan openers to three sides, double glazed doors opening into the garden.

**From the large open plan living space, a hallway leads to the bedroom accommodation comprising:**

**DUAL ASPECT PRINCIPAL BEDROOM** | Double glazed windows to the side and rear aspects affording countryside views, radiator. Door to:

**EN-SUITE SHOWER ROOM** | Fitted with a white suite comprising a corner shower cubicle, wash hand basin, lavatory, extractor fan, frosted double glazed window, ladder towel radiator, tiled walls and floor.

**DUAL ASPECT BEDROOM** | Double glazed windows to the front and side aspects, inbuilt cupboard, radiator.

**BEDROOM** | Double glazed window to the side aspect, inbuilt cupboard, radiator.

**FAMILY BATHROOM** | Fitted with a white suite to include a panelled bath, lavatory, wash hand basin, frosted double glazed window, extractor fan, tiled walls and floor, radiator, airing cupboard housing hot water cylinder.

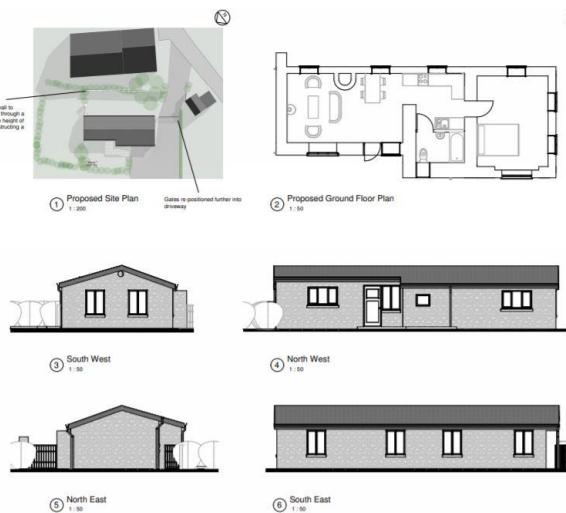
#### FLOORPLAN



TOTAL FLOOR AREA: 1065 sq ft. (99.0 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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**THE BARN** | This single storey traditional stone barn has planning permission for conversion into a one double bedroom detached residence and enjoys an aesthetically attractive appearance with stone walls, generously proportioned rooms, and contemporary open plan living accommodation.

A copy of the agreed Planning Notice is available on request. For further guidance and advice, buyers are directed to Herefordshire District Council Planning Department under reference P/193698/F.



#### OUTSIDE

**GARDENS** | The property is approached via a private gated in & out driveway which provides for off road parking for several vehicles.

The Eco-house and the barn sit in wrap around gardens, separate by hedging which link but could easily be adapted into individual gardens for the two residences to suit. The gardens encompass an enclosed vegetable garden with shed, a small natural woodland area with pond, and lawned areas. A vehicular gate gives access to the land.

**WORKSHOP / STORE 33'6 x 15' approximate measurements** | Concrete block walls, concrete floor, sheeted roof.

Adjoining **OPEN STORE 21'6 x 15'** | Timber construction, sheeted roof, earth floor.

**LAND 2.53 Acres** | One enclosed pasture field which is enclosed to the boundaries and offers splendid views towards the Cat's Back and Hay on Wye.











# Site Plan



**PLANS AND PARTICULARS** The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822 Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

## GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Water – Private via bore hole  
Drainage – Private septic tank to barn & house  
Wood burner supplies the heating and hot water system to the house

**Council Tax** | Band A Herefordshire Council

**EPC Rating** | Band TBC

**Directions to View** | From the Carpenter's Arms in Walterstone, bear left and continue up the lane. After about 1.5 miles, turn left and continue to the end of the road. The entrance to Greenacres is on the right.

## **Viewing Strictly by appointment with the Agents**

Taylor & Co: 01873 564424  
Abergavenny@taylorandcoproperty.co.uk

**Reference** AB55