



Walterstone
Hereford HR2 0DT

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£750,000

Walterstone

Hereford, Herefordshire HR2 0DT

Situated in a truly stunning rural location enjoying beautiful views of the Black Mountains and Garway Hill
A charming three bedroom detached cottage plus a two bedroom Scandinavian style lodge standing in approximately one and a half acres
Two cosy reception rooms | Traditionally styled modern kitchen | Family bathroom and en suite facility
Outbuildings include a home office, stable block with 2 loose boxes and tack room, large store, large workshop, kennel block and chicken run
An ideal property for those wishing to embrace country living

This charming and hugely versatile property is situated in a truly idyllic location within the small parish of Walterstone, on the beautiful Herefordshire / Monmouthshire border, an area noted for its outstanding natural beauty. The property is surrounded by farmland and enjoys distant panoramic views across the stunning, surrounding countryside towards the famous Black Mountains to the west and towards Garway Hill to the east. Despite enjoying the benefit of such a rural enclave, the A465 link road is only 2.5 miles distant and the villages of Longtown and Ewyas Harold are only 2 and 3 miles away respectively. The historic market town of Abergavenny is approximately 8 miles to the south while the Cathedral City of Hereford is just under 15 miles to the north.

This unusual period home stands in approximately one and a half acres of garden and paddock that includes a delightful three bedroom detached cottage, a separate two bedroom Scandinavian style lodge, a garden home office, a large workshop, stable block with enclosed yard including two loose boxes, a tack/feed room, plus a partially heated Kennel block, and several chicken runs. The principal accommodation of the cottage comprises an entrance porch and small hallway, a lovely sitting room with bay window and French doors opening to the garden and for those winter evenings, a cosy HETA log burner. There is a separate dining room with an attractive stone fireplace featuring a further log burner, and this room opens to a traditionally styled modern kitchen. Adjoining the kitchen is a lean to utility area and ground floor toilet. To the first floor, there are three bedrooms with an en-suite facility to the master bedroom, plus a separate family bathroom. Heating is provided to the cottage and lodge from a shared oil tank and each has its own private drainage system.

SITUATION | Situated in a country lane setting amidst the beautiful scenic backdrop of the surrounding Herefordshire countryside. Walterstone is a small rural parish, ideally placed close to the Welsh border and the Brecon Beacons National Park with road links to the Monmouthshire market town of Abergavenny (about 8 miles) and the Cathedral City of Hereford (15 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.

ACCOMMODATION

PORCH | Entered from the front via a solid entrance door with letter box and double glazed pane, riven tiled flooring, radiator, coat hooks, double glazed window, double glazed internal door opening to **HALL** | Staircase to the first floor, riven tiled flooring.

DUAL ASPECT SITTING ROOM | With oak floor throughout, 'HETA' log burner, double glazed bay window to the side, double glazed doors opening to the rear, two double glazed sash windows to the front, two radiators.

DUAL ASPECT DINING ROOM | A striking stone fireplace with stone hearth and timber mantle housing a log burner provides an attractive focal point to the room, riven tiled flooring, double glazed windows to the front and side, walk in understairs cupboard, radiator, two wall uplighters, Built in cupboard with double doors housing a 'GRANT' oil fired boiler.

DUAL ASPECT KITCHEN | An attractive, traditionally styled kitchen fitted with a matching range of floor and wall cabinets including drawers and storage cupboards, complementary worktops with an integrated drainer with Belfast sink, built in electric double oven/grill and four ring halogen hob with cooker hood over, integrated dishwasher and fridge/freezer both with matching décor panels, inset ceiling downlighters, radiator, double glazed windows to the side and rear, ceiling mounted smoke alarm.

LEAN TO UTILITY AREA | Fitted oak worktops and plumbing for washing machine, two double glazed velux roof windows, wall light, windows with fitted vertical blinds to the rear.

REAR PORCH | Glazed entrance door from the rear with matching side panel, window to the rear, glazed internal door.

TOILET | Fitted with a white suite comprising a low flush lavatory and pedestal wash hand basin with tiled splashback, radiator, frosted double glazed window to the rear.

FIRST FLOOR

LANDING | Access to all first floor rooms, large built in storage cupboard, partly galleried landing off bedroom two.

DUAL ASPECT BEDROOM ONE | Double glazed sash windows enjoying outlooks to the front and rear, two radiators, door to:

EN-SUITE | Fitted with a modern suite in white with chrome fittings and comprising a curved step in shower cubicle with chrome thermostatic shower unit and rainfall/flexi hose shower heads, corner wash hand basin unit with mixer tap and cupboards beneath, white ladder style radiator/towel rail, double glazed sash window to the front, tiled floor, ceiling mounted extractor fan.

BEDROOM TWO | Double glazed sash window to the front, radiator, two bedside cupboards built into alcoves, small galleried area overlooking the staircase with a double glazed sash window to the front.

DUAL ASPECT BEDROOM THREE | With reducing ceiling height, double glazed windows to the side and rear, radiator.

BATHROOM | With reducing ceiling height and inset ceiling downlighters, fitted with a modern traditionally styled suite comprising a roll top claw foot bath, pedestal wash hand basin, low flush lavatory, radiator, double glazed windows to the side and rear, tiled floor and walls, electric strip light with shaver point.

OUTSIDE

The property stands in approximately one and a half acres of garden and paddock which includes two separate driveways one of which also serves 'The Lodge'

along with various outbuildings which include a stable block with small enclosed concrete yard incorporating two loose boxes, a tack/feed room and a large, insulated workshop (also double glazed & fully insulated with electric heater). There is an extremely useful garden home office that is fully insulated and includes a 'Hobbit' wood burner, a separate large workshop and former commercial kennels including two partly heated kennels, toilet and food preparation/store area as well as an outside enclosure, in addition to two 3m X 3m polytunnels and several fully enclosed chicken runs. The formal garden area includes a large vegetable patch with raised beds, established fruit plants and asparagus plus a sitting area with surrounding flower beds enjoying the far reaching views towards Garway Hill.









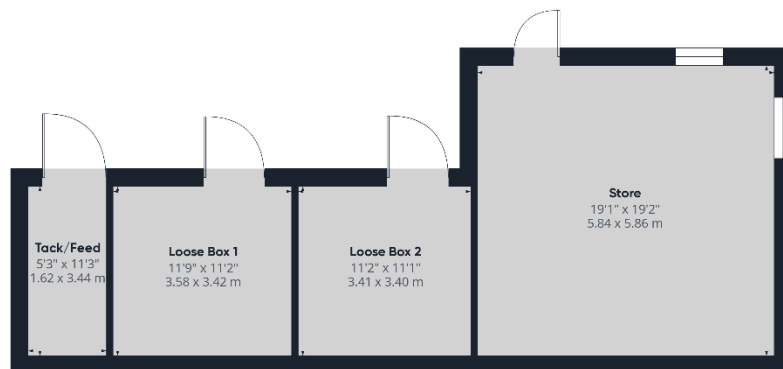
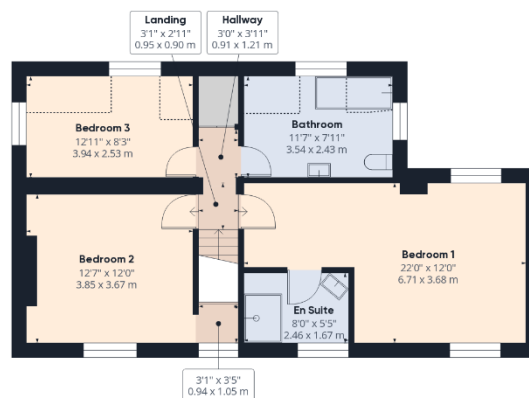
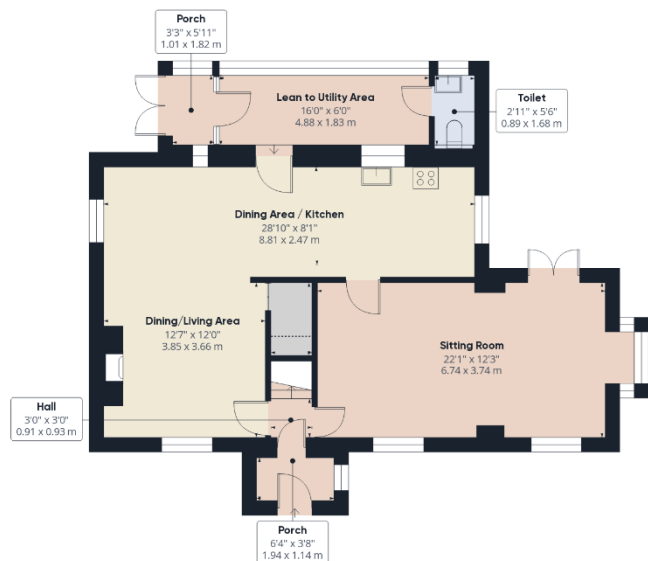












Approximate total area⁽¹⁾

1536.22 ft²
142.72 m²

Reduced headroom
53.58 ft²
4.98 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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