



Estate Agents

Taylor & Co

Abergavenny

Walterstone

Hereford HR2 0DT

Asking Price
£699,950

Walterstone

Hereford, Herefordshire HR2 0DT

Sitting in approximately 1.5 acres and situated in a truly stunning rural location enjoying splendid views of the Black Mountains and Garway Hill
A charming three bedroom stone fronted detached family home plus a separate self-contained two bedroom Scandinavian style lodge home

Two cosy reception rooms | Traditionally styled modern kitchen | Family bathroom and en-suite facility

Outbuildings: home office, stable block with 2 loose boxes & tack room with yard, store, workshop, kennel block | Two paddocks & chicken runs

Perfect for those seeking a multi-generational home with versatile outbuildings offering income potential and / or a country homeworking environment

This charming and hugely versatile smallholding is situated in an idyllic location within the small parish of Walterstone, an area noted for its outstanding natural beauty sitting on the Herefordshire / Monmouthshire border. The property is surrounded by farmland and enjoys distant panoramic views across the stunning, surrounding countryside over the famous Black Mountains to the west and towards Garway Hill to the east. Despite enjoying the benefit of such a rural position, 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 extended three bedroomed stone fronted period home includes a two bedroomed detached Scandinavian Lodge home / holiday let (748sqft/69.6sqm) which provides excellent ancillary or guest accommodation for multi-generational living or as a holiday letting business and in all stands in approximately 1.5 acres of grounds encompassing formal gardens, a large vegetable garden, a wildlife pond and enclosed paddocks plus a range of outbuildings. The principal accommodation in the main house comprises a lovely sitting room with bay window and French doors opening to the garden and for those winter evenings, benefits from a cosy HETA log burner. There is a separate dining room with an attractive stone fireplace hosting a further log burner, with this room opening into a traditionally styled modern kitchen. Adjoining the kitchen is a lean to utility area and ground floor cloakroom. Upstairs, there are three bedrooms with an en-suite facility to the master bedroom, plus a separate family bathroom.

The useful outbuildings facilitate a versatility to the property which buyers seeking a home offering flexible living opportunities will find appealing. The current owners have successfully operated an occasional dog training centre and a professional therapy service from their home, but the property could equally be adapted to other purposes to

suit. The outbuildings include the Lodge sitting in its own garden, a separate, insulated garden home office, a large workshop which has been historically used as a dog training room but would suit a variety of other purposes, a partially heated Kennel facility, a stable block with enclosed yard including two loose boxes and a tack/feed room, plus several chicken runs.

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.

CLOAKROOM | 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 providing off road parking for several vehicles, one of which also serves 'The Lodge' along with various outbuildings.

DETACHED SCANDINAVIAN STYLE LODGE HOME | The Lodge is accessed from the northern side driveway and has a 1.5m deep veranda to the front taking full advantage of the views towards Garway Hill. Sitting in its own gated garden, the lodge has been used by the present owners for holiday letting or long term rental purposes but would also suit as ancillary accommodation to the main house. The property comprises a living room with Contura woodburner, kitchen and dining area, two double bedrooms and a shower room.



GROUNDS AND OUTBUILDINGS | A range of outbuildings including a **stable block** with small enclosed concrete yard incorporating two loose boxes, a tack/feed room and a **large, insulated workshop 19'2 x 19'2** (also double glazed & fully insulated with electric heater). There is an extremely useful garden **home office 11'5 x 9'5** 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.

A small **paddock** adjoins the stable block and a **second paddock** including a wildlife pond with timber decked sitting area and matching summerhouse adjoins the first paddock. There are two separate gated entrances and ample parking adjoining the property on the south side and on the north side is a further parking area and single garage.

GENERAL

Reference AB438

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

Services | Mains water & electricity, private drainage & oil fired central heating, 3.2kw solar panels with Eddi Diverter to the hot water cylinder. Heating is provided to the house and lodge from a shared oil tank and each has its own private drainage system.

Council Tax

Main House | Band E (Herefordshire County Council)

Lodge | Band A (Herefordshire County Council) when occupied as a full time residence with a named occupier. When this ceases, the lodge can only be used as ancillary accommodation or as a holiday let incidental to the enjoyment of Woodhay and no council tax would be payable. As a holiday let, business rates would be levied and we are advised that given its size, no rates would be payable. See Herefordshire planning reference P212593/F.

EPC Rating

Main house | Band D

Lodge | Band D

Flood Risk | Very low flood risk from rivers or surface water according to Government website flood assessment.

Covenants | The property is registered with HMLR, Title Number HE48448. We are not aware of any restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Woodhay has been developed by the current owners. Further information can be found via Herefordshire planning under references P151887/V, P210964/F, P161327/F.

Broadband | This is a rural area. Openreach indicate that Copper broadband and fibre to the cabinet are available in this postcode sector, but buyers are advised to make their own enquiries. We are advised by the owners that Starlink does operate in the area but is not currently connected to the property. **Mobile network** | Limited indoor coverage according to Ofcom.

Viewing Strictly by appointment with the Agents

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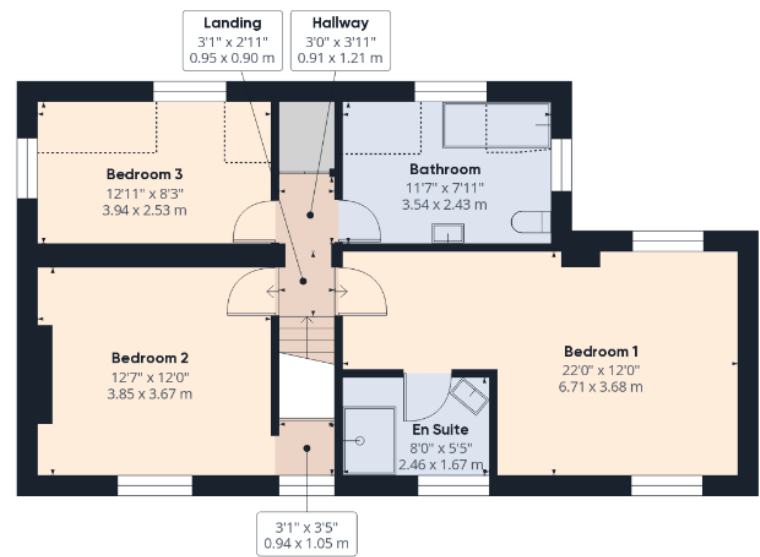
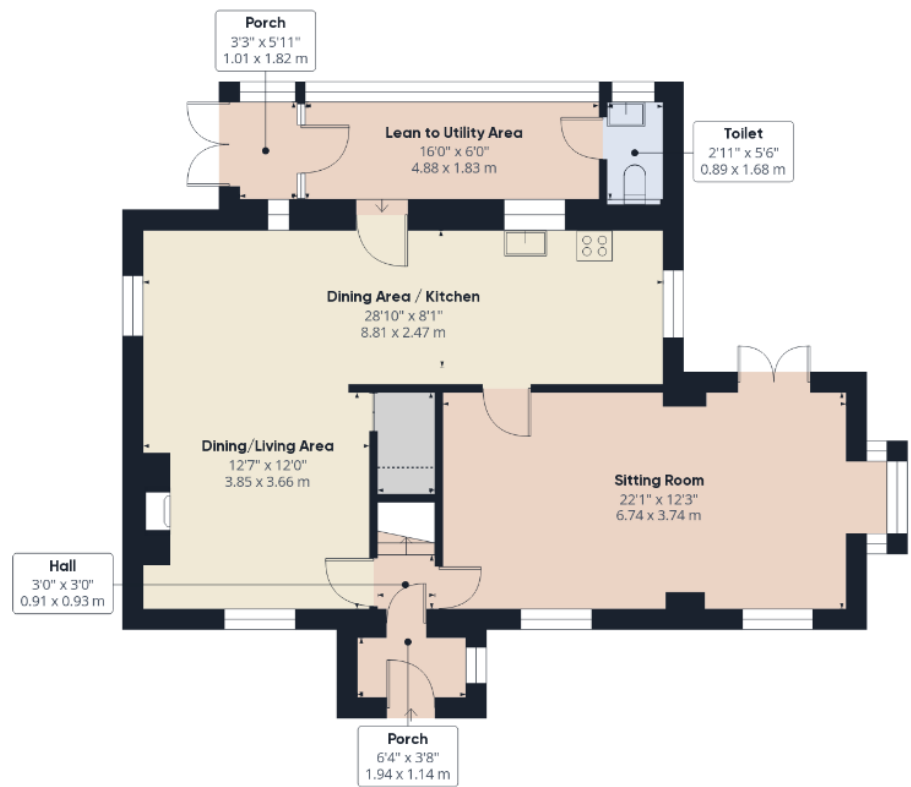








Main House Floorplan



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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Lodge & Outbuildings Floorplans



Approximate total area⁽¹⁾

748 ft²
69.6 m²

Balconies and terraces

90 ft²
8.4 m²



(1) Excluding balconies and terraces

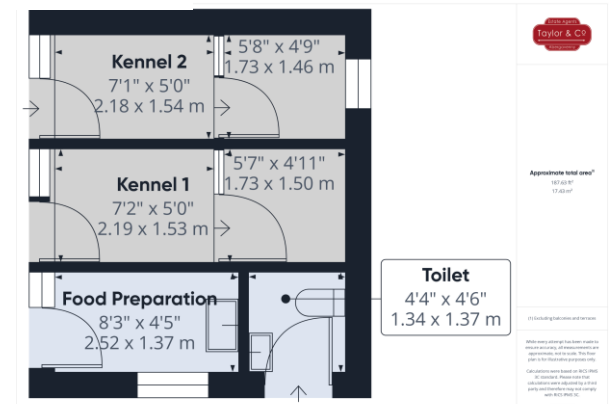
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The Lodge

Kennel



Stable

