



WALTERSTONE

Guide price **£850,000**



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GROVE COTTAGE

Walterstone, Hereford, Herefordshire HR2 0DT



Character-filled family home with far reaching views
Spacious living across 9 acres of land
Historic fort adding unique appeal to the property

This detached five-bedroom enjoys a spacious layout with a blend of traditional and modern features, perfect for family living. The property provides ample outdoor living space and practical utility areas, making it ideal for those seeking a serene rural lifestyle with plenty of outdoor space. Incorporated within the property is an Iron Age hillfort. The setting of the property provides for extensive uninterrupted views of the surrounding countryside.

Nestled in the stunning Golden Valley near the Welsh border, Walterstone is a hidden gem in Herefordshire; a peaceful and picturesque village surrounded by rolling countryside and panoramic views towards the Skirrid Mountain. Just 14 miles from the cathedral city of Hereford and 7.5 miles from the vibrant market town of Abergavenny, this idyllic rural setting offers the best of both tranquility and convenience.



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KEY FEATURES

- Detached five-bedroom home
- Expansive grounds with historic fort
- Multiple reception areas
- Modern kitchen with practical layout
- Scenic views and woodland gardens
- Ample parking space available



STEP INSIDE



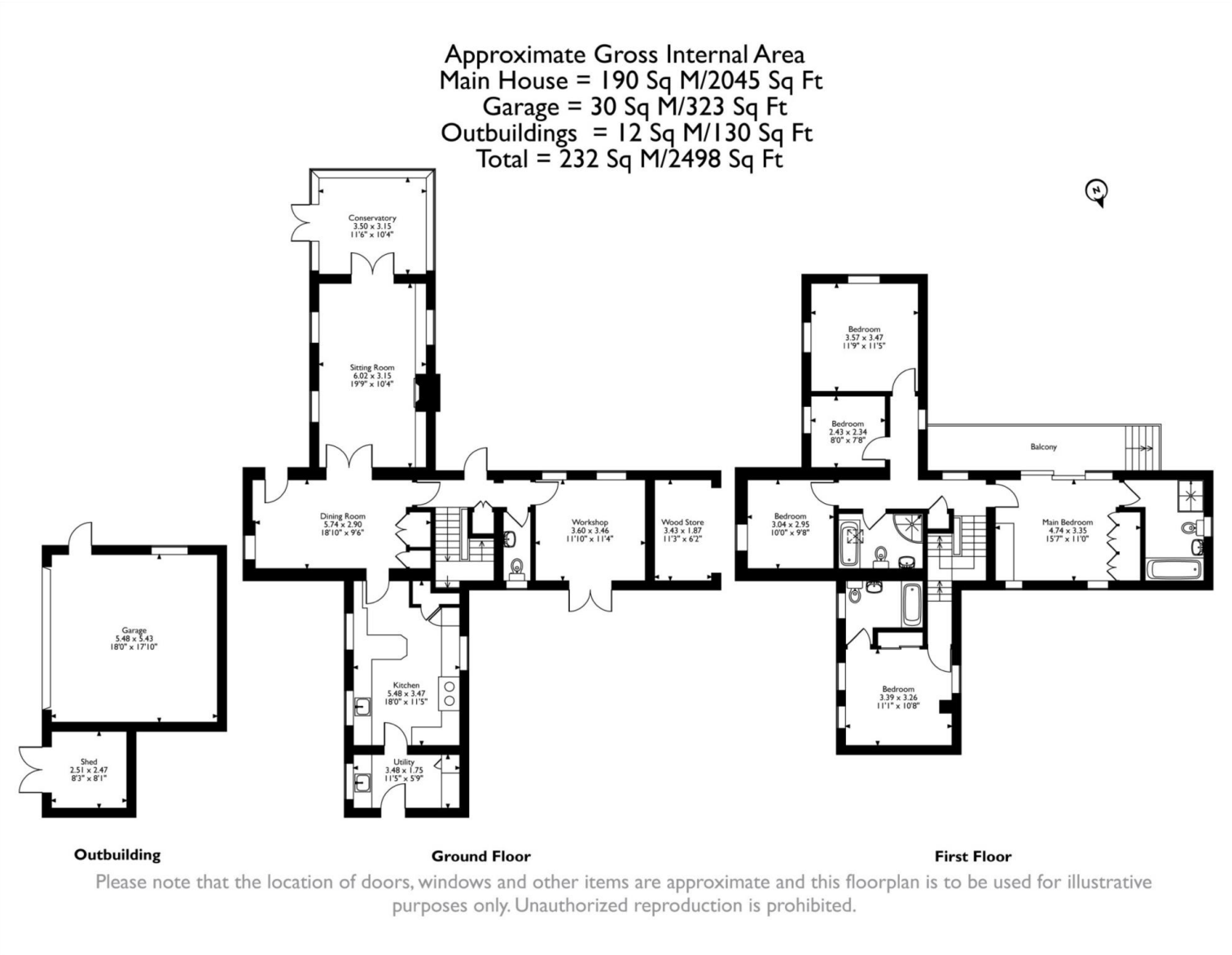
Walterstone is steeped in rich history, with roots stretching back to prehistoric times. The area features a remarkable Iron Age hillfort and a classic Norman motte-and-bailey castle, hinting at its historic importance. A stroll through the village reveals St Mary's Church, a beautifully restored medieval building with historic stained glass, and the much-loved Carpenter's Arms, a 300-year-old pub that remains a cornerstone of village life.

This close-knit community is part of the Longtown Group Parish, offering a peaceful, friendly atmosphere that's perfect for those seeking a slower pace of life or a countryside retreat. Whether you're exploring ancient walking routes, enjoying a Sunday lunch at the local pub, or simply taking in the breathtaking rural vistas, Walterstone offers a rare combination of natural beauty, historic character, and timeless charm.

Ideal for homebuyers looking for heritage, character, and connection to the landscape, Walterstone is more than just a village it's a lifestyle.

Upon entering the property, you are greeted by a welcoming dining room leading to a variety of well-designed living spaces. The cosy living area is filled with natural light, thanks to large windows that frame the picturesque landscape..

The spacious kitchen features space for appliances and plentiful worktop space, making it a functional hub for family gatherings. An adjoining dining area flows seamlessly from the kitchen then though to the lounge. The property includes three well-proportioned reception rooms, each with their own distinct character.



You will find multiple bedrooms, many showcasing charming wooden accents and unique decor, ensuring that each room has its own inviting atmosphere.

The principal bedroom boasts an en-suite bathroom and sliding doors out to a balcony enjoying far reaching views of the countryside, offering a private retreat.

Two additional bathrooms serve the remaining bedrooms, enhancing the practicality of family living. Utility rooms provide convenience for laundry and storage, ensuring a clutter-free environment throughout. The layout encourages comfortable living, with flow between spaces for relaxation and entertainment.

STEP OUTSIDE



Externally, the property is surrounded by lush greenery, with the garden, of approximately 1 acre, offering a mix of flowerbeds, mature trees, and grassed areas for recreation. A spacious driveway leads to the property, providing ample parking for residents and guests. The grounds are expansive with the incorporation of the Iron Age Hill Fort of approximately 8 acres. This is a mixture of grassland, mature trees, both native and non-native, flowering shrubs and a carpet of spring flowers.

The grounds present numerous possibilities for outdoor activities, gardening, or simply enjoying the tranquil views and appreciating the local heritage.

INFORMATION

Postcode: HR2 0DT
Tenure: Freehold
Tax Band: E
Heating: Electric
Drainage: Private
EPC: D





DIRECTIONS

What Three Words- [///footballers.ramble.tasty](https://www.threewords.co.uk/footballers.ramble.tasty)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)		
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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