



ST WEONARDS

Guide price **£590,000**



THE CASTING HOUSE

St Weonards, Hereford, Herefordshire HR2 8NZ



Beautiful Grade II listed stone property
Sought after village location of St Weonards
Situated in half an acre of grounds

St Weonards is a charming village nestled in the picturesque Herefordshire countryside, offering a blend of rural tranquillity and historic character. Surrounded by rolling hills and lush farmland, the village boasts a strong sense of community and a rich heritage, with its focal point being the beautiful St Weonard's Church, which dates back to the 12th century.

Residents enjoy a peaceful village lifestyle with essential amenities, including a primary school, a local shop, and a village hall that hosts various events and activities. St Weonards is well-connected by road, providing easy access to the nearby market towns of Ross-on-Wye and Monmouth, as well as the stunning landscapes of the Wye Valley and the Brecon Beacons National Park.

Whether you're seeking a quiet retreat or an active countryside lifestyle, St Weonards offers the perfect balance of natural beauty, community spirit, and rural charm.



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£590,000



KEY FEATURES

- Stunningly renovated Grade II listed home
- Beautiful original features throughout
- Four spacious bedrooms
- Ample family living accommodation
- Situated in half an acre plot
- Ample parking for several vehicles



STEP INSIDE



Upon entering this beautiful home, you are immediately welcomed by an abundance of character, which flows seamlessly throughout the property. Lovingly renovated, every detail reflects its charm and timeless appeal.

The property is entered through an inviting hallway, featuring stunning tiled flooring and exposed stone walls that immediately set the tone for the character found throughout the home.

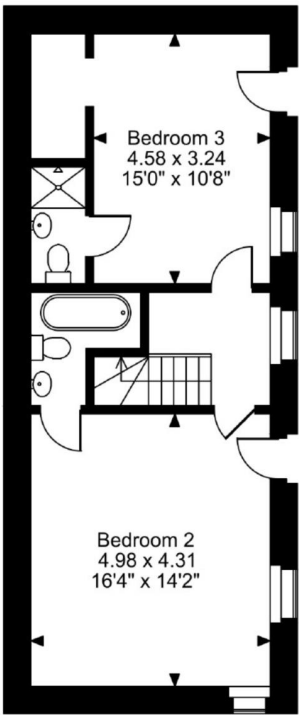
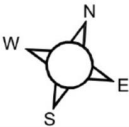
From here, you can access the spacious utility room, which boasts a double Belfast sink, washing machine and tumble dryer, a range of wall and base units, and a convenient wet room.

The entrance hall also leads to a generous double bedroom with doors that open out onto the courtyard, offering a perfect connection to the outdoors.

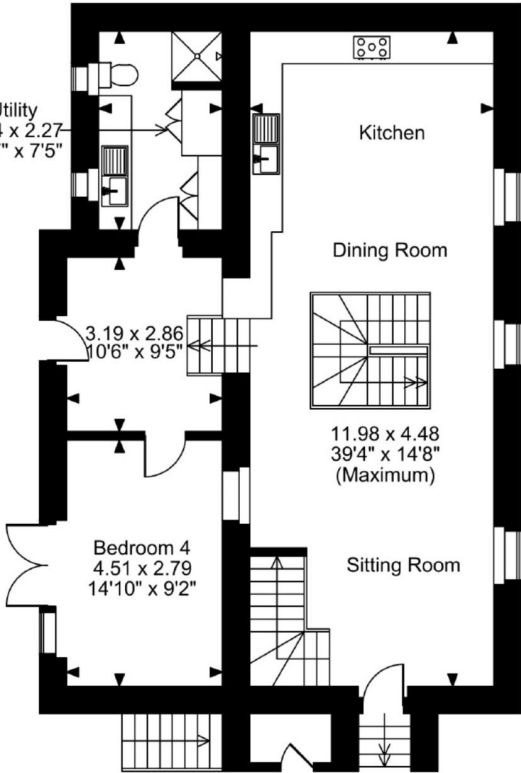
Steps ascend to the impressive open-plan kitchen, living, and dining area - an ideal space for both family living and entertaining. This area is beautifully enhanced by exposed beams and stone walling, adding to its rustic charm.

The kitchen is well-appointed with a stylish selection of wall and base units, wooden countertops, an integrated dishwasher, and Rangemaster cooker. Wooden flooring flows seamlessly throughout this level, extending into the living area and enhancing the cosy ambience.

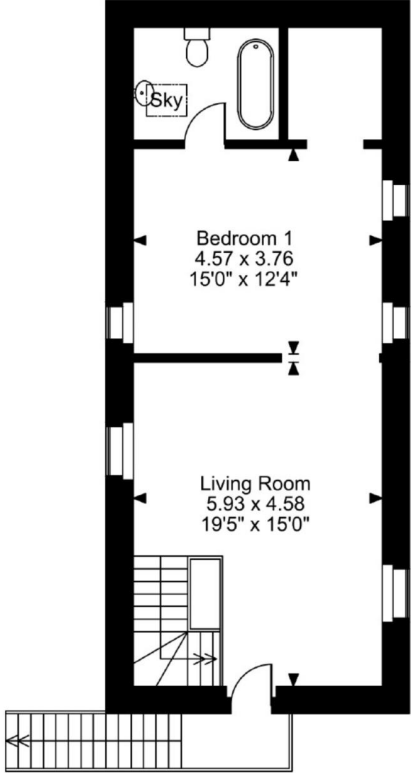
Casting House, St. Weonards, Hereford
Approximate Gross Internal Area
2090 Sq Ft/194 Sq M
Quoted Area Excludes 'External C/B'



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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A striking feature staircase descends to the lower ground floor, where you will find two spacious double bedrooms, both benefiting from en suite facilities.

On the top floor, an open-plan space currently serves as a lounge, complete with a feature log burner, exposed beams, and doors leading to a balcony that offers breathtaking views of the surrounding countryside.

Stairs from the balcony provide access to the gardens, making it an ideal spot to relax and take in the scenery.

The principal bedroom is also accessed from the lounge and features dual-aspect windows, walk-in wardrobe, and an en suite bathroom, creating a luxurious and private retreat.

STEP OUTSIDE



The Casting House is set within an enchanting plot of just under half an acre, offering beautifully landscaped gardens that wrap around the property, providing a picturesque and private outdoor space. The grounds feature expansive lawns, perfect for children to play freely, as well as thoughtfully designed patio areas that create ideal spots for outdoor dining, entertaining, and relaxing with family and friends.

INFORMATION

Postcode: HR2 8NZ

Tenure: Freehold

Tax Band: F

Heating: TBC

Drainage: TBC

EPC: D





DIRECTIONS

From Monmouth, head towards Welsh Newton via The Buckholt. After 7 miles, turn left and turn left again after 200 yards. Continue up the road and turn right after 0.4 miles where The Casting House will be found on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		88
B	(81-91)		
C	(69-80)		
D	(55-68)	57	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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