



Myrtle Cottage, Walterstone Common, Hereford, HR2 0DT





Myrtle Cottage
Walterstone Common
Hereford
HR2 0DT

Summary of features:

- Quaint two bedroom cottage with potential for extension subject to planning permission
- Range of outbuildings with potential for other uses subject to planning permission
- Set in 3.71 acres of well fenced pasture land
- With picturesque views over the renowned Black Mountains and the Brecon Beacons
- In an accessible but tranquil location a short distance from the Welsh Border

Guide Price: £470,0000

Situation:

The property is found in the tranquil hamlet of Walterstone Common situated a short distance from the Welsh Border and the Brecon Beacons. Walterstone is conveniently located a short distance from the A465 and just 14 miles southwest of the Cathedral City of Hereford and 8 miles northeast of Abergavenny which both offer a wide range of amenities. The property is spectacularly located with views towards the Black Mountains and Brecon Beacons. The cottage is accessed over Walterstone Common with private parking outside of the property.

Description:

Myrtle Cottage is a delightful smallholding boasting characterful features with lots of potential for a range of uses, including equestrian, hobby farming, and leisure use. The property comprises a charming two-bedroom cottage set in approximately 3.71 acres of pasture land with a range of outbuildings. The cottage offers the scope for extension subject to planning permission and the outbuildings offer scope for conversion subject to planning permission.





Accommodation:

Kitchen

Tiled floor, base level units, with two inset sink bowls, tiled splashback, timber shelving, electric oven with ceramic hob.

Lounge/Dining Room

Tiled floor, open plan, painted beams, with multi-fuel burner.

Utility

Concrete floor, base level units, and built in storage.

From the Lounge/Dining Room stairs lead to:

First Floor Landing

With doors to:

Bedroom 1

Double bedroom, carpet flooring, built in storage.

Bathroom

Linoleum flooring, toilet, cubicle shower, and pedestal hand wash basin.

Bedroom 2

Double bedroom, carpet flooring, built in storage.

Outbuildings:

Woodshed

Stone construction outbuilding adjoining the cottage with a concrete floor and tiled roof.

(Approx. 7.19 m²)

Coal Shed

Brick construction adjoining the woodshed with an earth floor and corrugated roof.

(Approx. 10.61 m²)

Workshop/Stables

General purpose building, low eaves with a pitched corrugated roof, metal frame, tin cladding, retaining stone walls and concrete floor, with a stone wall lean-to. The building benefits from mains electricity. Power connected.

(Approx. 82 m²)

Services:

We understand that the property benefits from mains water, mains electricity, LPG central heating, and private drainage. The services have not been tested.

Tenure:

Freehold with vacant possession upon completion.

Boundaries:

Purchasers are deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries of ownership of the land.

Land:

The property extends in total to about 3.71 acres. The land is in pasture and predominantly level and formed of four enclosures situated in a ring fence. The land is bordered by mature mixed species hedgerows and is stock fenced. Pond.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Planning:

No planning enquiries have been made.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY.

National Grid, Vincent Carey Rd, Hereford, HR2 6LB.

Money Laundering:

As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Directions:

Turn off the A465 Hereford to Abergavenny Road at Pandy Inn signposted Walterstone. Proceed along this road initially following the sign to Longtown and then take the first right and the first right again sign posted Walterstone Common. After nearly two miles the property is located on the left hand side after the Common when the land either side of the road opens up and just prior to a metal gate with a village board.

What3Words: ///beak.harp.disposing

Postcode: HR2 0DT

Viewing:

Strictly by appointment with the Agents:

Peter Kirby (07967 817274)

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Tara Boulton (07824 552830)

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Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

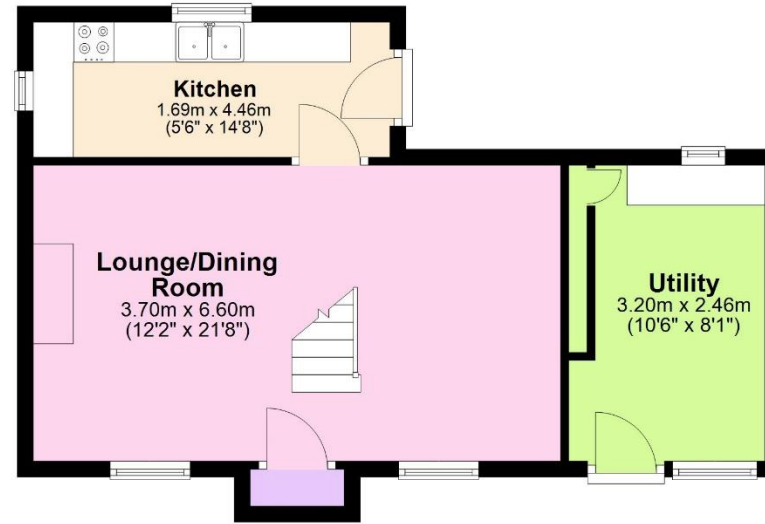
Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

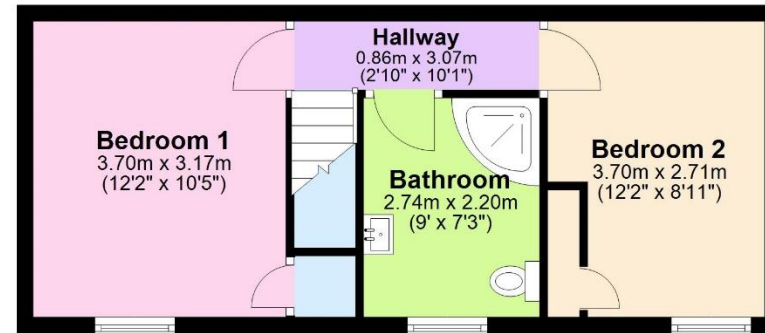
Ground Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)

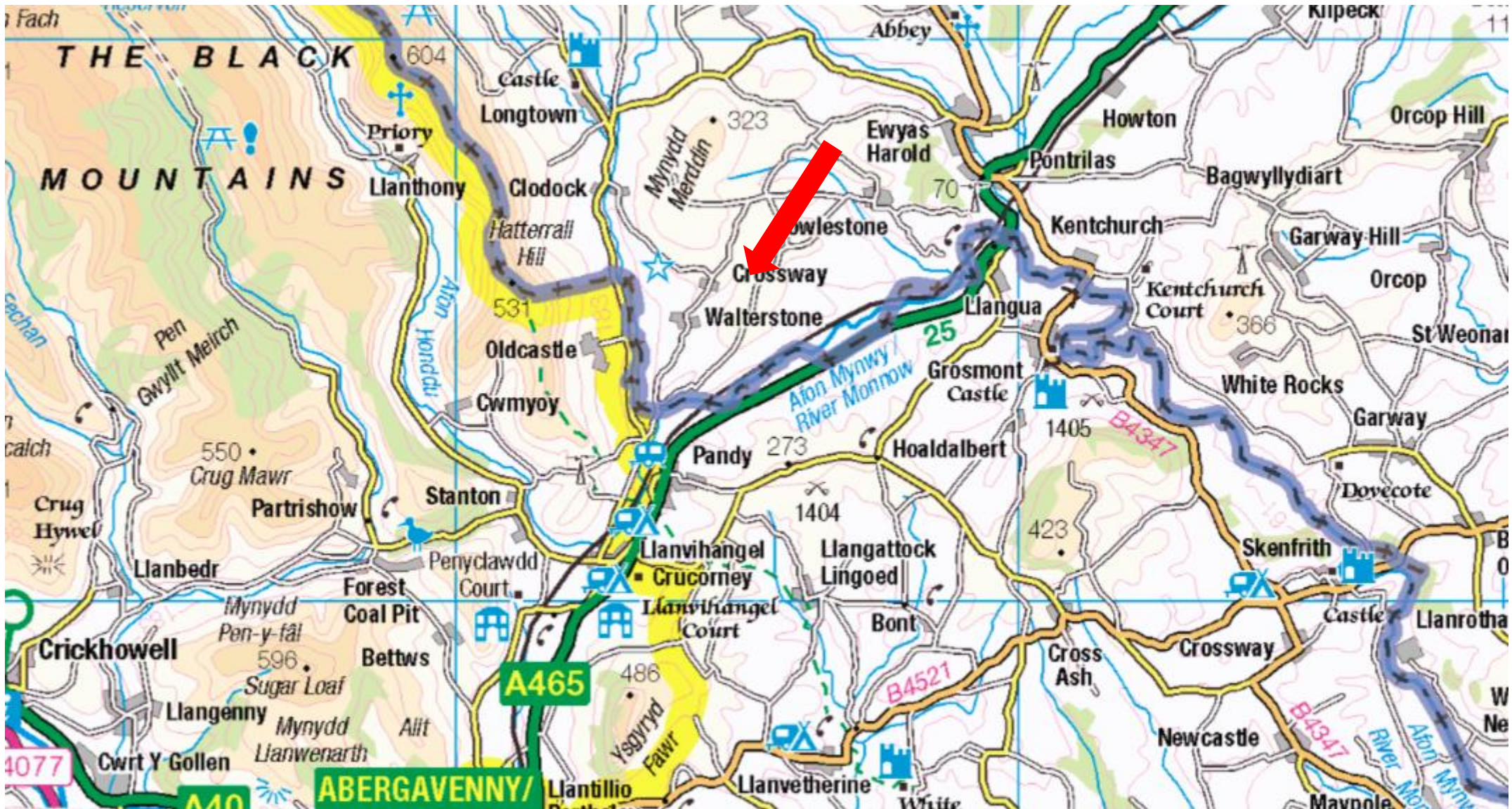


Total area: approx. 75.1 sq. metres (808.8 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.







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