

Casa Valhalla

Shenmore, Hereford, HR2 9NZ



DESCRIPTION

A charming, converted chapel set in approximately 0.9 acres of beautifully landscaped gardens. Casa Valhalla is an enchanting, detached residence, originally a chapel, thoughtfully converted in the 1980s to create a distinctive and characterful home. The property offers spacious, well-presented accommodation, blending period charm with modern comfort. Nestled within delightful gardens, the house provides a tranquil rural retreat surrounded by the unspoilt beauty of the Herefordshire countryside.



LOCATION

The property is idyllically located in the peaceful hamlet of Shenmore, set along a quiet country lane and enjoying far-reaching views over open countryside. The nearby village of Madley, just 1.5 miles away, offers a good range of local amenities, while Clehonger and Kingstone are also within easy reach and provide further facilities including shops, schools, and community services.

The Cathedral City of Hereford lies approximately 8 miles to the east, offering a comprehensive selection of shopping, leisure, and cultural amenities. The world-renowned market town of Hay-on-Wye, famous for its literary festival and array of bookshops, is approximately 15 miles away.



ACCOMMODATION

A welcoming porch provides a useful entrance space with a utility cupboard housing the central heating boiler and plumbing for a washing machine and tumble dryer. From here, the entrance hallway offers a generous cloak cupboard and access to a ground floor W.C. with wash basin.

To the left, the sitting room enjoys a warm and inviting atmosphere with dual-aspect windows. The adjoining open-plan kitchen and dining area is well equipped with a range of storage cupboards and work surfaces, a 1½ bowl sink, and an electric oven and hob. Sliding doors lead out to the patio, creating a perfect space for entertaining and enjoying the garden views. A door from the kitchen also opens into the conservatory, providing an additional reception area filled with natural light.

Upstairs, the first-floor landing leads to three comfortable double bedrooms, each with a pleasant outlook over the surrounding countryside. The principal bedroom is particularly spacious and benefits from fitted wardrobes and dual-aspect windows. The family bathroom features a panelled bath, large separate shower, wash basin, and close-coupled W.C., along with an airing cupboard for additional storage.





OUTSIDE

Casa Valhalla is approached via a private gravel driveway leading to a generous parking and turning area. The detached garage (4.99m x 3.61m) is of timber frame construction with a corrugated roof, concrete base, power, lighting, and a workbench.

A charming summer house (4.10m x 2.91m) also benefits from power, lighting, and an external tap—perfect for use as a home office, studio, or relaxation space. Additionally, a long timber shed (7.90m x 2.43m overall), divided into three sections, offers excellent storage and workshop potential, also equipped with power and lighting.

The gardens are a true highlight of the property—meticulously maintained and thoughtfully landscaped with a diverse array of trees, shrubs, and flowering plants. The grounds enjoy wonderful rural views and provide an exceptional setting for outdoor living, offering peace, privacy, and natural beauty in abundance.



SERVICES - The property is connected to mains water and electricity, private drainage with oil-fired central heating. Please note that the services or service installations have not been tested.

TENURE - Freehold with vacant possession upon completion.

COUNCIL TAX - Herefordshire County Council Band "D"

CONTACT DETAILS:

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile – 07717 410757

harry@sunderlands.co.uk

MOBILE AND INTERNET CONNECTION

Please refer to Ofcom by using the following link

www.checker.ofcom.org.uk.

DIRECTIONS

What3Words - ///highlight.onto.blend

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTES - Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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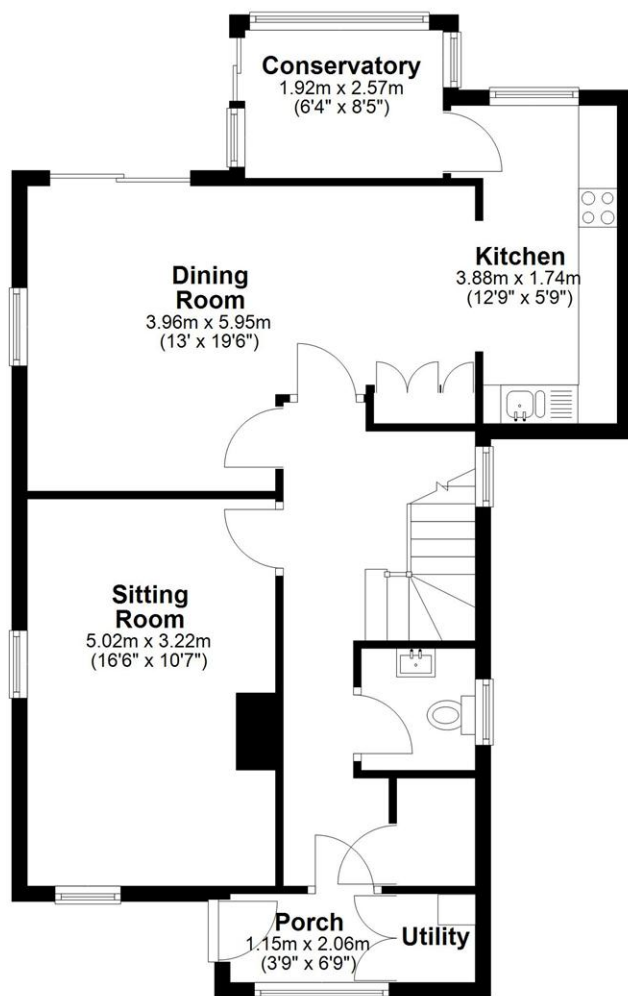
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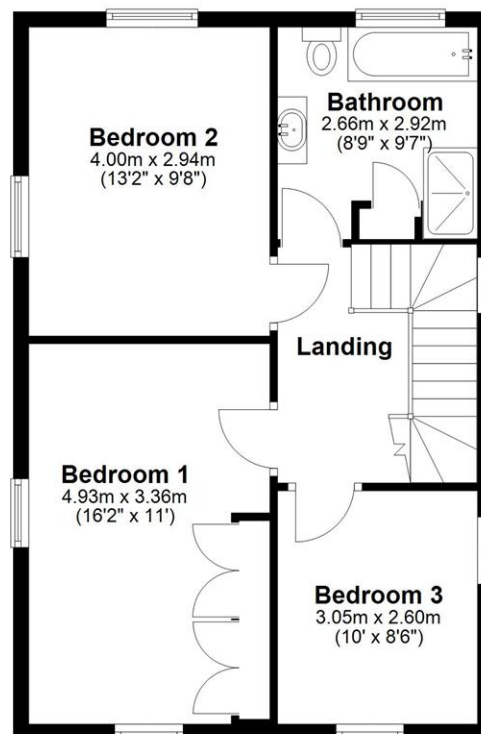
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
82-100 A		
69-81 B		
55-68 C		72
45-54 D		
35-44 E	49	
25-34 F		
15-24 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor



Total area: approx. 123.9 sq. metres (1334.1 sq. feet)

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



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.