



The Valletts
Ruckhall Lane | Clehonger | Hereford | HR2 9SB

 **FINE & COUNTRY**

INTRODUCTION

The Walletts

This attractive Georgian property presents an excellent opportunity for complete renovation, set within approximately 14.2 acres of land just five miles from the centre of Hereford. The house is complemented by stables and a range of outbuildings, with land suitable for equestrian use and offering further scope for enhancement. The setting is rural and private, yet conveniently placed for access to the city and its amenities.

LOCATION AND SITUATION

The Walletts occupies a peaceful setting on the eastern fringe of the popular village of Clehonger. The village itself offers a primary school, village hall and a well-regarded public house, while a broader range of day-to-day amenities can be found in the nearby village of Kingstone. Excellent road connections are provided by the A465 and A49, giving straightforward access to Hereford and Leominster, both of which offer extensive shopping, leisure facilities, restaurants and hotels.

Hereford provides a mainline railway station with direct services to London Paddington and Birmingham. A number of highly regarded preparatory and public schools are available in the wider area, including The Downs Malvern, Malvern College, The King's School Worcester, Hereford Cathedral School and Haberdashers' Monmouth Schools, making the location well suited to families as well as commuters.

STEP INSIDE

Requiring renovation throughout, this attractive Georgian home offers a wonderful opportunity to restore and reimagine a characterful period property, rich in original features and generous proportions, and ready for a new lease of life.

Step inside through the main entrance hall where classic Georgian features immediately set the tone, including a high ceiling and well-proportioned layout. To the left is a characterful office with a fireplace and dual-aspect windows, while to the right, the double-fronted sitting room enjoys a further fireplace, sash windows and picture rails, creating a light-filled reception space.

To the rear, the kitchen provides space for a cooker (the Rayburn is not currently in working order), alongside a floor-to-ceiling window, pantry cupboard, wide floorboards and room for a table. Just off the kitchen is a useful utility room with a door to the outside, which in turn leads through to a bathroom fitted with a slipper bath, wash hand basin and vanity unit.

Beyond the kitchen is a generous and welcoming lounge, with wide floorboards, floor-to-ceiling sash windows and a tall fireplace housing a wood-burning stove. The room enjoys open, far-reaching views across the garden and land towards the stables, creating a wonderful connection with the outdoors and allowing horses or animals to be watched from the comfort of the living room.

A staircase from the entrance hall leads down to the cellar.

Upstairs on the first-floor landing, a large sash window draws in natural light, with two bedrooms located on this level. A further staircase rises to the second floor, where there are two additional bedrooms and a shower room.

The house retains considerable charm, offering an exciting opportunity for a buyer to sensitively refurbish and create a fine period home tailored to their own style.









SELLER INSIGHT

“ We love its location along this peaceful country lane which is surrounded by approximately thirty acres of land. Our home enjoys outstanding views across open meadows and pastureland, together with ancient woodland that becomes awash with bluebells each spring. The grounds provide a haven for wildlife and offers a wonderful sense of privacy, space and tranquillity that is increasingly rare to find.”

“Our accommodation is both practical and generously proportioned, with much of the home's rich history beautifully preserved. Tall floor to ceiling windows, high ceilings and original doors lend an elegant sense of scale throughout, while its elm wood flooring is complemented by its striking elm staircase, creating a warm and characterful interior.”

“At the heart of the home is our family kitchen and dining area, which flows naturally into the main reception room. Here, a substantial wood burning stove provides a welcoming focal point making this a particularly inviting space on cold winter evenings. From the principal living areas, we have easy access into the garden, creating perfect opportunities for relaxed al fresco dining while enjoying the far reaching views. With no light pollution, the night skies here are truly spectacular, offering a rare chance to enjoy stargazing in peaceful surroundings.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

The Valletts

The main driveway leads to a range of outbuildings and a generous parking area. A separate wrought-iron gate opens across the front garden, passing productive pear, almond and peach trees, along with established rose bushes.

The extent of the outbuildings and equestrian facilities includes a steel-framed barn, two detached barns and two stable blocks, offering excellent potential for equestrian use. There is also scope to convert these buildings into additional accommodation, subject to the necessary planning consents.

To the rear, the garden is mainly laid to lawn with a seating area, thoughtfully positioned to take full advantage of the far-reaching views across open countryside and ancient woodland.

Beyond the gardens, the property extends to approximately 14.2 acres of rolling Herefordshire countryside.

This rural property package offers clear scope for a programme of modernisation and landscaping.

DIRECTIONS W3W
Bravery.outbound.cubed





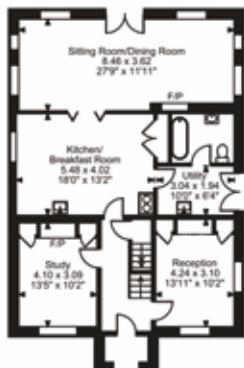
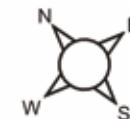
The Valletts Ruckhall Lane, Clehonger, Hereford

Approximate Gross Internal Area

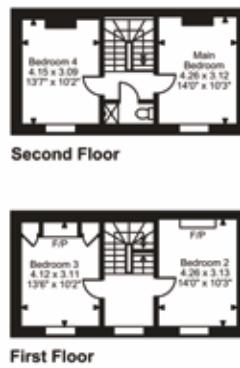
Main House = 1893 Sq Ft/176 Sq M

Outbuildings = 6277 Sq Ft/583 Sq M

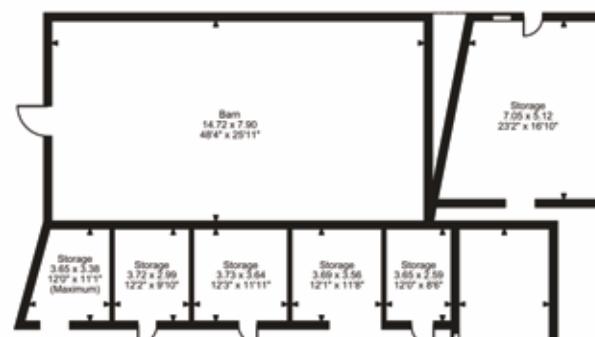
Total = 8170 Sq Ft/759 Sq M



Ground Floor

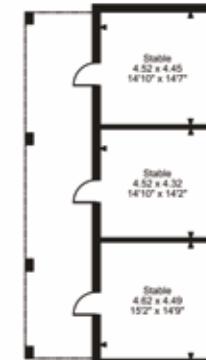


First Floor



Barn
14.72 x 7.90
48'4" x 25'11"

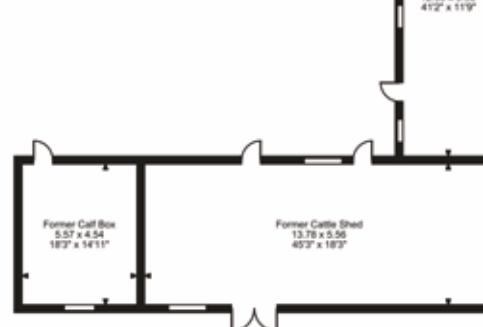
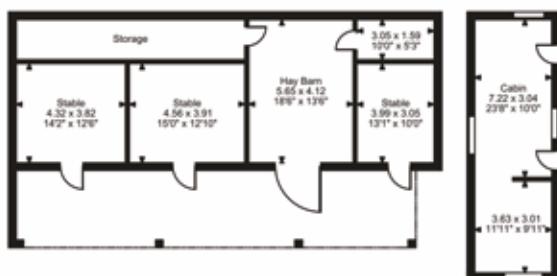
Storage
7.09 x 6.12
23'2" x 16'10"



Stable
4.52 x 4.45
14'10" x 14'7"

Stable
4.52 x 4.32
14'10" x 14'2"

Stable
4.62 x 4.49
15'2" x 14'9"



Floor Above
Former Calf Box



Fine & Country South Herefordshire and Forest of Dean
2 Agincourt Square, Monmouth, NP25 3BT
01989 764141 | ross@fineandcountry.com



 F&C