



## UPPER BROOKS FARM WALTERSTONE

HEREFORD HR2 0PF

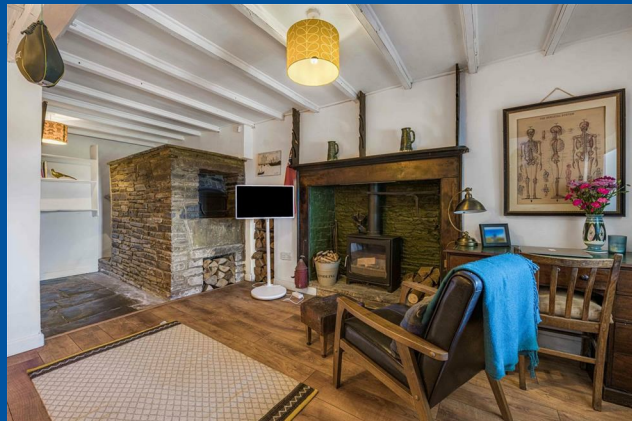
£645,000  
FREEHOLD

A charming semi-detached farmhouse set within a desirable rural location, enjoying far-reaching countryside views. The property offers generous and versatile accommodation, including five bedrooms, four reception rooms and two bathrooms, creating an ideal family home. Externally, the property benefits from a detached double garage, well-maintained gardens, ample off-road parking and paddock.



# UPPER BROOKS FARM

- Fantastic rural location with countryside views
- Five bedrooms, four receptions, two bathrooms
- Ideal home for families
- Must be viewed!
- Gardens, parking & paddock
- Detached double garage



## Sitting Room

This inviting sitting room features exposed wooden beams and a large stone fireplace housing a wood-burning stove, creating a warm and cosy atmosphere. The neutral carpet and soft furnishings complement the traditional features, while large windows allow natural light to fill the space, offering views of the garden.

## Kitchen

The kitchen is a charming blend of traditional and contemporary with wooden beams overhead and a farmhouse-style sink beneath a large window overlooking the garden. It features shaker-style cabinetry in a muted grey with wooden worktops, complemented by modern appliances including a black fridge and a classic cream Aga cooker. The wooden flooring adds warmth and continuity throughout the space.

## Dining Room

The dining room retains the rustic charm of exposed stone walls and flagstone flooring, with ample space for a large wooden dining table and chairs. Large windows bring in natural light and frame views of the surrounding countryside, while the stable-style door adds character and a country feel to the room.

## Snug

The snug offers a comfortable retreat with exposed wooden beams and a continuation of the neutral carpet seen in the sitting room. It is centred around a stone fireplace with a wood-burning stove, contributing to the cosy, welcoming feel of the room and perfect for relaxing evenings.

## Office

The office space features wooden flooring and exposed beams overhead, creating a bright and airy work area. Large windows look out onto the garden, allowing in plenty of natural light. The room offers ample space for desks and storage, combining practicality with rustic charm.

## Utility

The utility room has a practical tiled floor and exposed beams overhead, with a farmhouse sink beneath a window and plenty of storage space. This functional area is ideal for laundry and additional kitchen storage, with natural light streaming in to brighten the space.

## Bedroom 1

Upstairs, this spacious bedroom offers a peaceful retreat with neutral carpeting and white walls, enhanced by the soft natural light from multiple windows. The room is furnished with classic wooden wardrobes and chests of drawers, providing ample storage while maintaining a calm, uncluttered feel.

## Bedroom 2

This bedroom features carpeted flooring and white walls, offering a bright and inviting space with a large window allowing views to the garden. There is plenty of storage with built-in green wardrobes, and the room is decorated with personal touches, combining comfort and style.

## Bedroom 3

A further bedroom with neutral carpeting and white walls, the space includes wooden furniture and a window overlooking the garden. It is a cosy room with a peaceful ambience, perfect for a guest room or child's bedroom.

## Bedroom 4

This bedroom offers a bright, airy space with neutral decor and soft carpeting. It includes wooden antique-style furniture and enjoys views over the garden, providing a restful retreat filled with natural light.

## Bedroom 5

The charming fifth bedroom is compact and cosy, carpeted and fitted with white walls, perfect for a single room or study. It benefits from a window providing natural light and a peaceful outlook.

### Bathroom

The main bathroom is stylish and spacious, featuring a freestanding clawfoot bath, a separate shower cubicle, and a wooden vanity unit with a modern sink. The room is finished with neutral tiling and wood-effect flooring, creating a bright and airy atmosphere.

### Bathroom 2

The second bathroom has a traditional feel with a white suite comprising a bath, toilet, and sink. It features decorative tiling and a window that brings in natural light to this practical space.

### Inner Hallway

The inner hallway is a bright and spacious area with wooden floors and white walls, leading to various rooms on the ground floor and the staircase to the first floor. It has a welcoming feel with natural light streaming through windows and doors.

### Hallway

The charming entrance hallway presents a rustic appeal with exposed wooden beams, terracotta tiled flooring, and whitewashed walls, complemented by traditional wooden doors and storage cupboards. This space leads towards the living areas and connects well with the overall character of the property.

### Garden/Paddock

The rear paddock is a large, open green space bordered by mature trees and fencing, providing a private and peaceful outdoor area. There is a stone paved patio area ideal for outdoor dining or relaxing, surrounded by well-maintained planting and room for outdoor activities.

### Courtyard

This courtyard offers a charming, enclosed outdoor space with stone paving and rustic stone walls, perfect for al fresco dining or enjoying a quiet moment. It is planted with mature shrubs and climbing plants, giving a secluded feel just outside the kitchen and dining areas.

### Front Exterior

The front exterior of the property boasts a traditional stone-built frontage with multiple windows and a gravel driveway leading to the garage. Mature planting and a circular stone wall feature add to the welcoming rural charm, surrounded by open countryside.

### Garage

The garage is a substantial detached building with double doors, offering ample space for vehicles and storage. Its stone construction complements the main house, and it is conveniently located adjacent to the driveway and property entrance.

### Directions

Proceed out of Hereford on the A465 Abergavenny road. Continue on this road past Pontrilas and pass the turning for Ewyas Harold. At the grass triangle turn right sign posted for Rowlestone. Continue on this road for approximately 3-4 miles, you will come to a cluster of homes and Upper Brooks Farm is accessed via the driveway on your right.

### Tenure & Possession

Freehold - vacant possession on completion.

### Property Services

Electricity are connected. Air-source central heating. Private drainage and water.

### Outgoings

Electric is payable. Private water and drainage.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

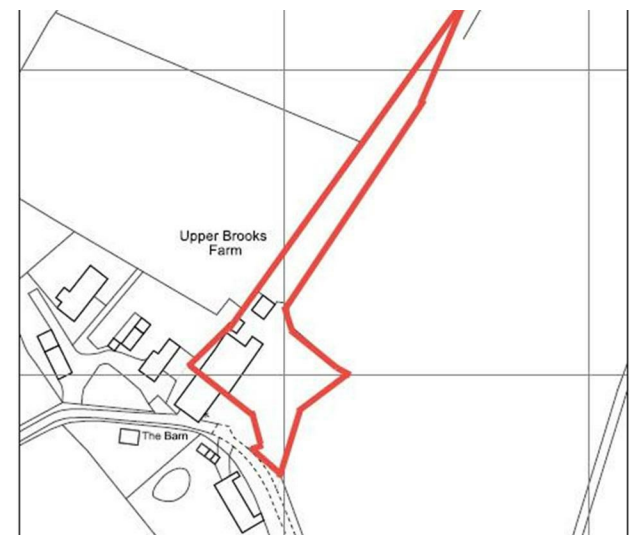
## UPPER BROOKS FARM





Total Approx. Area: 302.3 m<sup>2</sup> ... 3254 ft<sup>2</sup>

All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should not be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



For illustration purpose only - not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: F Herefordshire Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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