



Christie Residential

YOUR HOME, HANDLED WITH CARE

Grove Cottage,
Walterstone

£800,000

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About this property

A detached five-bedroom house set in the Golden Valley, occupying a plot of approximately 9.5 acres. The property includes the rare addition of an ancient Iron Age hillfort within its grounds and enjoys far-reaching views across open countryside. The accommodation is arranged over two floors and offers a practical layout suited to family living.

The entrance leads into a central dining room, which connects to the main living spaces. These include a generous reception room with adjoining conservatory, providing additional sitting space and direct access to the garden. The kitchen is fitted with an oil fired AGA, with ample work surfaces and space for appliances, and is supported by a separate utility room. Also on the ground floor are a cloakroom, a workshop, and an attached outbuilding, offering useful ancillary and storage space.

Upstairs, there are five bedrooms. The principal bedroom includes an en-suite bathroom and sliding doors opening onto a balcony with elevated views across the valley. The remaining bedrooms are served by two further bathrooms, one en-suite, arranged to suit family use.

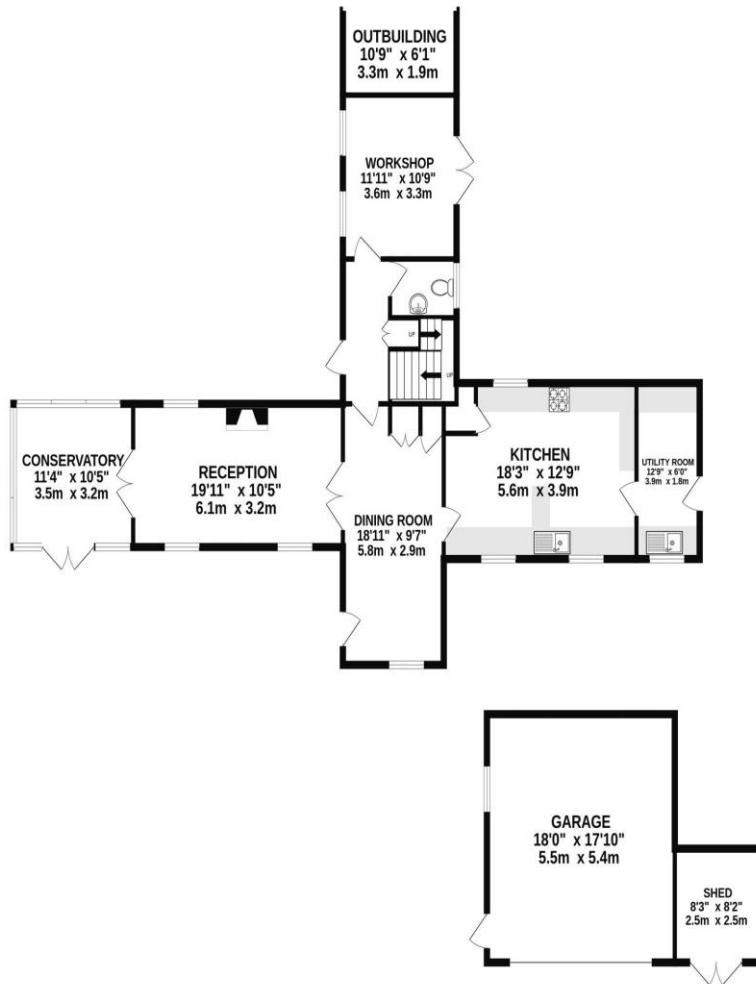
Externally, the house is approached via a track leading to a five-bar gate and a driveway with parking for several vehicles, along with a detached garage and adjoining shed. Formal gardens lie to both sides and the rear of the house, with a path leading up to the hillfort. The hillfort itself is defined by three substantial, woodland-covered ramparts and is understood to date from around the 6th century BC to the mid-1st century AD.

Walterstone is a small rural parish in southwest Herefordshire, set within the Golden Valley close to the border with Wales. Surrounded by rolling farmland and with the Black Mountains rising nearby, it offers a quiet, unspoilt setting characterised by scattered farms, historic buildings and far-reaching views. Despite its peaceful feel, Walterstone is within easy reach of the market towns of Hereford and Abergavenny, providing access to a wider range of amenities and transport links.

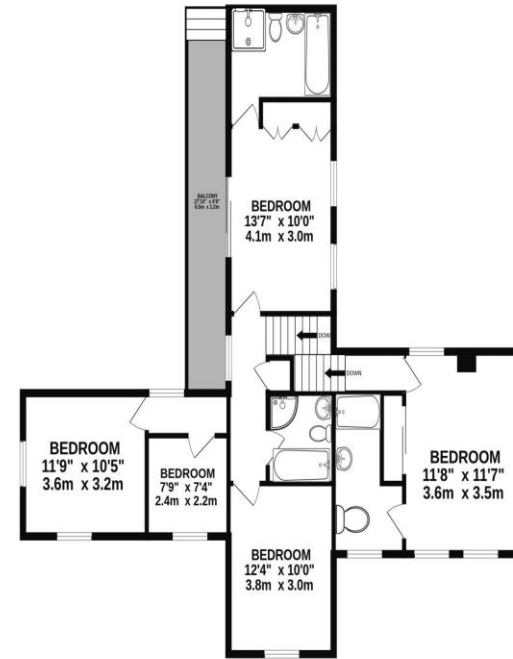




GROUND FLOOR
1502 sq.ft. (139.6 sq.m.) approx.



1ST FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2437 sq.ft. (226.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the centre of Abergavenny, take the A465 (Hereford Road) northbound, following signs for Hereford. After about 8 miles you will see a pub called The Pandy Inn on the left. Take the road on the left immediately before it – signed to Walterstone, Oldcastle, Longtown. Take the next right by a green barn. Continue along this road for about 0.3 of a mile and turn right immediately after the Alt Y-Ynys property signed to Walterstone Common and known locally as The Vineyard. Grove Cottage is on the left hand side, set back from the road after about 1.5 miles. What3Words location is: include.zest.mailings

USEFUL information

COUNCIL TAX: Band E. The local authority is Herefordshire Council – 01432 265500

SERVICES: We understand that mains electricity and water are connected to the property. There is a septic tank. The property is heated with a mixture of storage heaters, a wood burning stove, an oil fired AGA and electric radiators. The property has 19 solar panels which can generate up to 6 kW and enjoys a 10kW battery for storage of excess. An export tariff is available. 4G Broadband is available with an estimated maximum speed of 50Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.