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AMOS



The Briers, Walterstone Common, Herefordshire, HR2 0DT

£750,000



A stunning barn conversion located in a picturesque rural location close to the English and Welsh border with approximately 7 acres of paddocks and woodland. Adaptable accommodation with four bedrooms, three reception rooms, study, three bathrooms and further scope available for development (STP).



## Benefits

This stunning barn is believed to date back to medieval times and is a wonderful example of how to create a wonderful home whilst still retaining all the barn's original character and charm. The current owners spent two years converting it ensuring that the accommodation flowed and maximised the wealth of features. The principal room of the property has to be the kitchen/dining room with its cathedral style vaulted ceiling which has many exposed timbers and main cruck beams. The kitchen has a range of units and built in appliances and both living and drawing rooms have wood burning stoves. The flooring is a mixture of oak boards, flagstones, marble and tiles with oil heating and under floor heating. Viewing is highly recommended.

## Internal features

The main entrance to the property is through the amazing kitchen/dining room although there are numerous other external access doors available. The drawing room is of generous proportions with doors on to the patio; a wood burner and from here an oak staircase rises to the first floor where the main bedroom, bathroom and fourth bedroom are located. On the ground floor is a further double bedroom, shower room, utility room and study/5th bedroom. There is a pretty living room located off the dining room with a wood burner and a staircase leading to the third bedroom and shower room. This end of the property could quite easily be used as a holiday let or guest "wing". Accessed from outside is an undercroft/workshop with stone steps which lead to the upper floor which with a little imagination could be turned in to yet more accommodation (STP).

## Garden and grounds

The property is approached by a long driveway which leads to the extensive gravelled parking area and garage. The main forecourt to the property was originally the farmyard which was concreted some years ago and has now been softened by the addition of shrubs, flower borders and part of it has been fenced off to provide a pretty seating area with great views. There is a grassed area to the east of the property where currently the chickens live.

### Garage 30'2" x 20'3" (9.2m x 6.16m)

Recently constructed, open fronted, triple bay garage with loft storage, power & light. Adjacent timber dog kennel.

### Barn 64'5" x 44'3" (19.64m x 13.5m)

A large metal barn with double opening doors, power, light, rainwater recovery system. To the rear is a collection of open sided pens.

## Paddocks & woodland

There are two paddocks each of approximately 2.5 acres and 2 acres of woodland. The first paddock is located to the front of the property bordered by the driveways and has a public footpath running across the corner where it continues along the eastern boundary of the property. The second paddock is located to the rear of the property and in turn this leads to the woodland area.

## Location

Walterstone Common is a small hamlet with historic links to the Iron Age with a fort on the hill. The small towns of Longtown and Eywas Harold are a short drive away and provide junior schools, shops, public houses and various clubs to satisfy most passions but the major towns of Hereford and Abergavenny are around 25

## Energy Performance Graphs

# Energy Performance Certificate not required on Listed Buildings



### THE PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

### MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.





Floor plans - not to scale

£750,000

The Briers  
Walterstone Common  
Herefordshire

**Summary**

- Detached barn conversion
- 4/5 bedrooms; 3 bathrooms
- Stunning kitchen/dining room
- 3 reception rooms; study
- 7 acres with large barn
- Triple open fronted garage

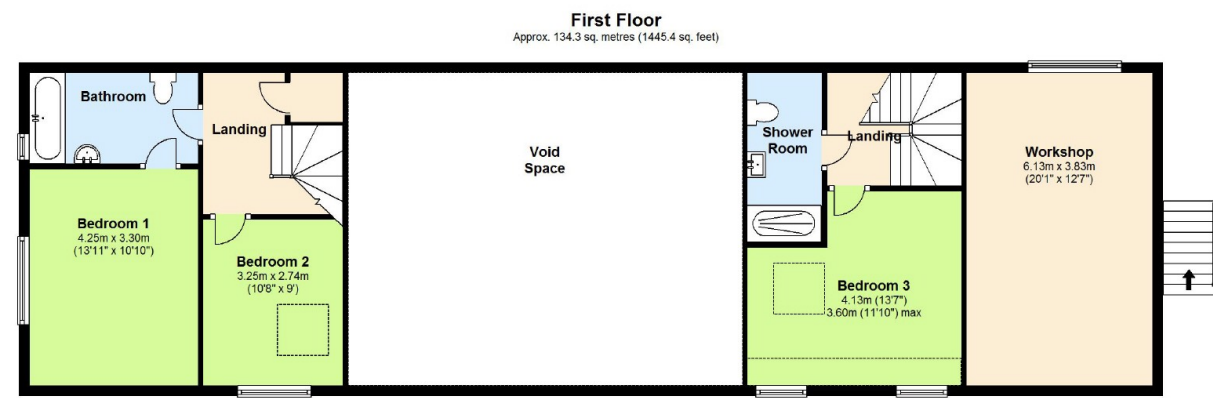
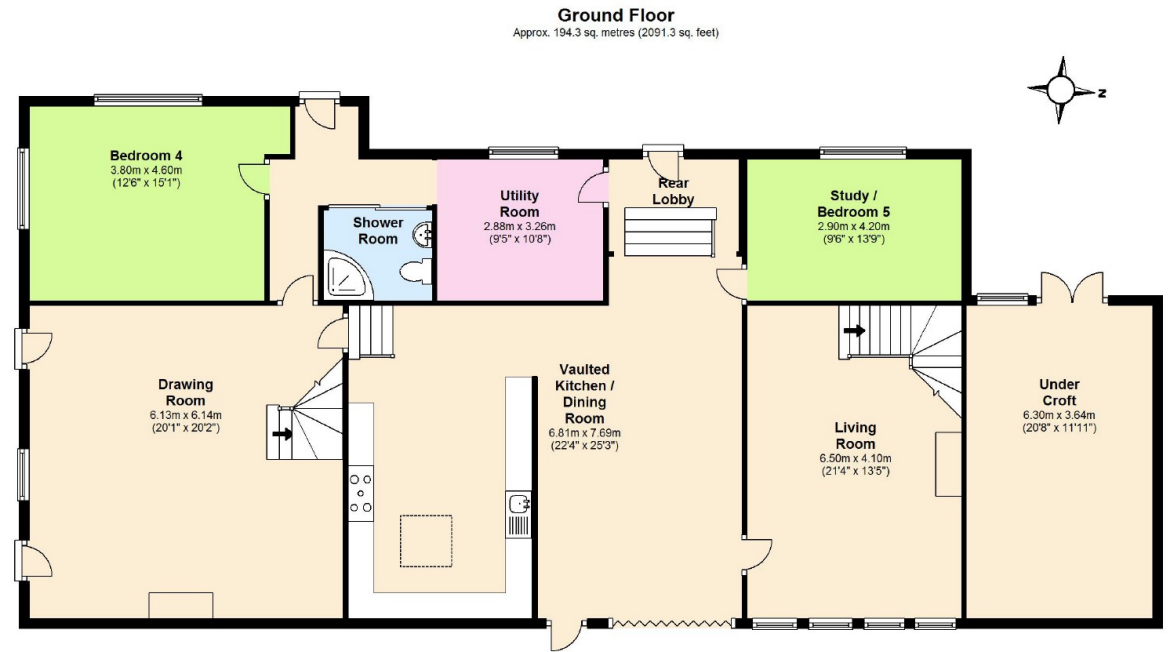
Call Hereford 01432 266007

Hereford Office : 01432 266007  
14 King Street Hereford HR4 9BW

Knighton Office : 01547 529907  
22 Broad Street Knighton LD7 1BL

Leominster Office : 01568 610310  
2 Broad Street Leominster HR6 8BS

cobbamos.com  
info@cobbamos.com



Total area: approx. 328.6 sq. metres (3536.7 sq. feet)