

## WALTERSTONE COMMON, Herefordshire

This unique property is set in the unspoilt rolling rural landscape of the Welsh Border countryside enjoying views towards the Black Mountains and possessing a distinct atmosphere of years gone by. The important local centre and market town of Abergavenny with its railway station and dual carriageway link with the national motorway system is approximately 8 miles distant.

A charming 22 acre Organically farmed Small-holding  
comprising a restored and extended stone built Farmhouse of character,  
Two small Stone Barns in a traditional fold-yard setting  
and Pastureland extending in all to 22.41 acres or thereabouts



### UPPER COED - Y - GRAFEL

The Farmhouse is built of stone with a later extension of stone clad cavity wall construction, standing under a felted and slated roof. The accommodation, which has been the subject of a great deal of expenditure in recent years, is full of character with many original features. It has the advantage of oil-fired central heating and double glazing to the new Oak windows and it comprises:

#### On the Ground Floor:

Canopied Storm Porch with Oak front door with small pane window to

**ENTRANCE HALL** 13'7" x 8' with terracotta coloured ceramic tiled floor, under-stairs storage area, one double panel radiator, one double power point, pendant light and recessed lighting. Ledged and braced Pine doors with Suffolk type latches.  
Stairs leading off.

**CLOAKROOM** with quarry tiled floor, corner wash hand basin (h & c) with tiled splash-back, close coupled low flush w.c., one single panel radiator and small hatch to roof space. One step up to Walk-in Shower with quarry tiled floor and fitted "Triton Ivory 4" electric shower unit.



**SITTING ROOM** 23'10" x 13'  
a spacious room enjoying armchair views towards the Black Mountains and having Oak boarded floor, exposed beams, recessed fireplace with Oak surround, flagstone hearth and fitted multi-fuel stove. One double panel-radiator, four double power points, T.V. aerial point and-

recessed lighting.  
French windows to Verandah, flanked by windows to either side having Oak lintels and sills.





FARMHOUSE KITCHEN/  
DINING ROOM 23'10" x 13'  
enjoying two aspects and  
having Oak boarded floor and  
exposed beams. To one end is  
an ancient fireplace recess  
with a massive Oak lintel  
over, the remains of a former  
bread oven, concealed  
lighting and housing a green  
four oven Aga, which has  
been converted to oil firing.  
To one side is a useful  
recessed storage cupboard-

whilst an Oak unit houses  
a double bowl Belfast  
type sink with a Pine  
working surface, drawer  
and cupboard space  
under. There are six  
double power points,  
plumbing for an  
automatic washing  
machine, recessed spot  
lighting and one single  
panel radiator. An Oak  
door with small pane  
glazed upper portion leads  
out to the front terrace  
and gardens.



UTILITY ROOM  
9'9" x 9'1"

with two aspects and having terracotta coloured ceramic tiled floor, six  
double power points, appliance point, plumbing for automatic washing  
machine and recessed spot lighting. Belfast sink with mixer tap, set on  
a brick plinth. Oil fired central heating boiler. Hatch to roof space.



Stairs to On the First Floor:

LANDING 13' x 3'6"

with boarded floor, Pine doors leading off, each with Suffolk  
type latch. Recessed double-doored Linen Cupboard with  
fitted slat shelving. The landing is unusual in having openings  
providing natural lighting from a dormer window set high  
above the entrance hall.

**BEDROOM (1)** 12'11" x 11'5" A double room with two aspects, one with very pleasant outlooks towards the Black Mountains. Recessed spot lighting, one double panel radiator and three double power points.

**STUDY** 6'9" x 6'1" again with lovely views, one double power point, hatch to roof space with loft ladder. This room would make an ideal en-suite bathroom to the neighbouring bedroom, being close to the plumbing of the adjacent bathroom.

**FAMILY BATHROOM** with Pine boarded floor, three piece white suite of panelled bath with mixer tap having shower attachment, tiled to rear, pedestal wash hand basin (h & c), tiled splash-back and low flush w.c. Recessed spot lighting, shaver light, one single panel radiator and extractor fan.

**Three Steps up to UPPER LANDING** 9'10" x 4'7" with Pine boarded floor, part exposed roof truss and purlin, one double panel radiator, irregular pentagon shaped window, one double power point.

**BEDROOM (2)** 12'10" x 8'2" Another double room with views towards the Black Mountains and over the front garden and fold-yard and with wide-boarded floor, three windows with Oak sills, one double panel radiator and two double power points.

**BEDROOM (3)** 9'11" x 7'8" A double room with part exposed roof trusses, framing and purlins, wide boarded floor, window overlooking the fold-yard, one double panel radiator and two double power points.

**BEDROOM (4)** 12'11" x 8'11" av. Another double room enjoying three aspects and having exposed purlins, plumbing for radiator, ornament shelf and two double power points.





## OUTSIDE

The property is approached over a stone surfaced driveway leading to the farmyard around which are located the Farmhouse and two Stone Barns. To the immediate front of the property is a flagstone surfaced terrace shaded by a pergola with various climbing flowering and fragrant plants

including Wisteria and Clematis. Adjacent is a gravel surfaced area and a small lawn with well-established herbaceous plants, Roses and shrubs. Pedestrian gates lead out to the driveway and to the fold-yard, whilst the forecourt widens out to the side of the property where there is a good expanse of lawn with various Roses and herbaceous plants, welcome shade being provided by an ancient Yew Tree. A gravelled sitting-out area formed by the junction of the two stone barns is a veritable sun-trap and is home to a productive fruiting Fig tree, whilst a nearby field gate leads out to a small paddock with young fruit trees and a picturesque pond flanked by a weeping Willow, the paddock being ideal for the keeping of poultry or water fowl having an enclosed chicken run/fruit cage. Just across the driveway from the farmhouse is a well sheltered hedge-enclosed productive Kitchen garden area and a Polytunnel, 40' long x 12'9" wide approximately. Adjacent to the driveway is a **Detached Garage** 17'6" x 11'9" approx. of corrugated iron and timber construction with double doors.

## THE OUTBUILDINGS

Located on two sides of the concrete surfaced fold-yard is a range of Stone outbuildings having corrugated iron rooves and comprising a **STONE BARN** affording to one end a **Workshop/Store**, 13'6" x 8'3" probably at one time having been a farmhand/groom's quarters having an



old fireplace, a later installed concrete floor and electric light. The boarded loft over is believed to have been a sleeping loft, whilst toilet facilities were available in the form of a lean-to earth closet located at the rear of the building, this now being utilised as a **Garden/Fuel Store** 6'4" x 3'6". The remainder of this building is a traditional **Three Bay Stone Barn**, 29'7" x 14'6" with interesting timbers and beams, a carriageway through, lancet holes and access to the loft referred to previously. Attached is a stone built open fronted **Stock Shed**, 14'10" x 10'4".

Across the yard is a further two-storey stone building comprising a **COW HOUSE & STABLE**, 25'8" x 12'5" having a corrugated iron roof, concreted floor, fluorescent lighting and one double power point. Granary Steps with a wrought iron balustrade lead up to the first floor where the former **Hay Loft** 25'8" x 12'6" has for some years been used as ancillary accommodation to the farmhouse having a "Jotul" wood-burning stove installed, an insulated ceiling, "Velux" windows and two double power points, the part-glazed entrance door enjoying views towards the Black Mountains. To the rear of this building is a lean-to **Implement Shed/Workshop** 25'4 x 14'6" of timber framed and corrugated iron roofed construction with boarded sides, fluorescent lighting and one double power point, whilst near the granary steps end is a **Garden Shed/Workshop** 14'6" x 9'6" of timber construction standing under a big-six covered roof and having light and power connected. A notable rustic feature of the fold-yard is a large spring-fed stone trough providing convenient stock drinking water. In the field just above the driveway is an open fronted **IMPLEMENT STORE** 40'6" x 18' of timber construction, the sides, rear and roof being clad with corrugated iron sheeting.



THE LAND

is comprised chiefly in seven enclosures and is all down to permanent



pasture, which has been certified organic by the Soil Association for 17 years. The original orchard to the eastern side of driveway still features some old trees but has been re-stocked with young trees, mainly of traditional old varieties and protected from livestock damage by individual weld-mesh tree-guards. A

spring entering the orchard has been used to feed a small pond, which with a little more work will make a most attractive feature. Several of the enclosures have spring water available and considerable further scope exists for the creation of wildlife ponds, whilst the well established hedgerows provide shade and shelter for livestock and nesting opportunities for the wild birds whose song is so evident in the peaceful surroundings. The ground has a gently sloping westerly aspect running down to a small stream with an interesting shelving stone bed. The soil is best described as a medium loam likely to be based on the old red sandstone series.

The land is more fully described in the following Schedule:-

O.S. No.	Description	Acreage
9450	House, Fold-yard, Gardens & Buildings.	.53
9248	Paddock.	.41
8860	Permanent Pasture & driveway	4.37
0154	Permanent Pasture.	1.89
0162	Old Cider Orchard.	1.20
0139	Permanent Pasture.	2.12
9543	" "	2.53
8548	" "	4.65
Part 7458	" "	<u>4.71</u> Est.

Est. 22.41 acres



**SINGLE FARM PAYMENT** The farm is registered for Single Farm Payment purposes and the entitlements will not be included in the sale of the property but may be available subject to satisfactory negotiation. As mentioned above, the land has been farmed organically for many years and has Soil Association Organic status and is farmed under the Stewardship scheme.

**INGOING VALUATION** All ingoing tenant right matters are included in the sale and will not thus be charged to the purchaser. The purchaser shall buy the land in its current condition and no claim for dilapidations or other matters shall be entertained.

**RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.** The property has the benefit of a right of access over Walterstone Common. A public footpath and electricity pole line are known to traverse the land, the property is sold subject to these and subject to and with the benefit of any rights of way, wayleaves, easements, etc. which may exist.

**COMMON GRAZING RIGHTS.** We believe that the land has the benefit of registered common grazing rights on Walterstone Common.

**SERVICES** The property is understood to have the benefit of a water supply from a spring rising on the land and piped to the house, the water has not been tested and no guarantees are made as to its quality or quantity. A particulate filter system and an Ultra-Violet water treatment unit are understood to be installed to the farmhouse. Drainage is to a septic tank. Mains electricity is connected. Land-line Telephone subject to the telecommunications company transfer regulations. Internet access has been facilitated by the installation of a satellite dish.

**TENURE** Freehold.

**POSSESSION** Vacant Possession will be available upon completion.

**OUTGOINGS** The property is banded in Band "C" for council tax purposes.

**VIEWING** Strictly by appointment through the Sole Agents.

**PRICE** Offers in the region of £695,000 are invited.

**APPROACH** The property is best approached from Abergavenny by taking the A465 Hereford Road, through the village of Pandy and turning left adjacent to the Pandy Inn, signposted Walterstone and Longtown. Take the next turning right, just before a green barn and signposted Walterstone 1 ½ miles. Proceed along the road and take the next turning right immediately after Allt-yr-ynys Hotel. Proceed up the hill for 1 ¾ miles, across Walterstone Common and turn left immediately after the Village Hall. Follow this track, past two properties and take the left hand fork which leads to Upper Coed-y-Grafel.



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- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to, are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- d. The plan of the land is based upon the Ordnance Survey with the sanction of the Controller of Her Majesty's Stationery Office, it is believed but not guaranteed to be accurate and in the event of any discrepancy, the records held at the Land Registry will take precedence, it is produced for identification purposes only.





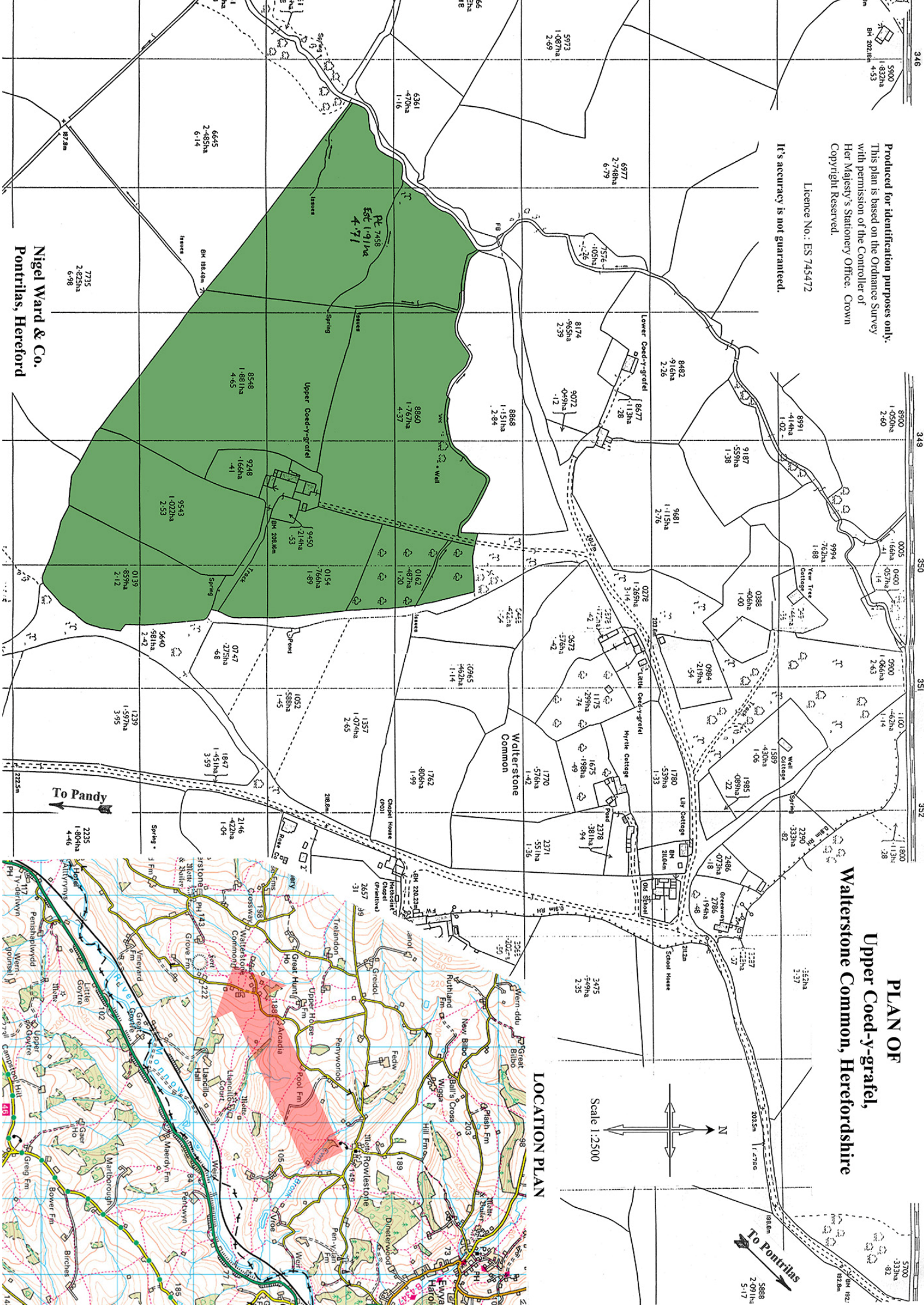


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Its accuracy is not guaranteed.

**PLAN OF  
 Upper Coed-y-grafel,  
 Waterstone Common, Herefordshire**



**Nigel Ward & Co.  
 Pontillas, Hereford**

**LOCATION PLAN**

Scale 1:2500

