



Nigel Ward & Co.

CHARTERED SURVEYOR

LAND & ESTATE AGENT, AUCTIONEER & VALUER

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ROWLESTONE, Herefordshire
In the depths of the Welsh Border Countryside

This property is set in a secluded position in the depths of the unspoilt rolling rural landscape of the Welsh Border countryside. It is, however conveniently situated about two miles from the A465 Abergavenny to Hereford Road, these two important local centres with their diverse range of amenities and facilities each being approximately 14 miles distant. The former has both a railway station and a dual-carriageway link with the national motorway system.

A secluded, Detached Grade II listed Stone built Farmhouse
dating from the 17th c. and standing in grounds of about an acre



HILL FARM

The property is constructed of local stone with partial half timbered framing and stands principally under a felted and slated roof, the lean-to rear entrance area having a red tiled roof. The accommodation; which possesses very great character, has exposed timber framing and beams and exposed stone walls, it has been improved over the forty years of the present ownership but still retains many of the original features. Having the advantage of L.P.G. central heating, the accommodation provides all of the essentials for modern day living and comprises:



On the Ground Floor:

Wide door to Lean-to

ENTRANCE WAY/
STORE

16'3" x 13'10"

formerly an attached Cow House/Stable with part pitched stone and part flagstone floor, exposed stone walls, three old blanked window openings, two external doors, lamp shelf/recess and one double power point. Apple loft over with part restricted headroom. Electricity trip box. Six open tread steps up to

ENTRANCE
VESTIBULE/

9'10" x 7'11" max.

with flagstone floor, exposed purlins and exposed timber framing, window overlooking the rear garden, wall mounted "Worcester" gas fired central heating boiler, two double power points, one double panel radiator, plumbing for automatic washing machine. Rustic cloaks hanging board and pegs.

BATHROOM

7' x 5'10"

with solid floor having fitted vinyl flooring, window overlooking rear garden, three piece white suite of panelled bath (h & c) with electric shower over, fully tiled to rear with part white and part slate tiles and with shower rail and curtain, low flush w.c., and pedestal wash hand basin (h & c). One double panel radiator, "Dimplex" wall mounted fan heater and shaver light.

Three stone steps and Oak threshold to



SITTING/ DINING ROOM

24'8" x 16'1"

a fine, spacious room with views over the front garden and having boarded floor, exposed beams, some being stop-chamfered, exposed timber framing, large stone fire recess with massive Oak lintel, flagstone hearth with stone shelves to either side and with fitted cast iron multi-fuel stove. Two double and one single panel

radiators, seven double power points, telephone point, two T.V. aerial sockets and four pendant lights. To one side of the fireplace; as was the tradition with many houses of the era, is the original **Entrance Lobby** 4'9" x 3'10" having a flagstone floor, exposed stone wall and with a ledged door leading to the exterior. Electric light. To the other side of the fireplace a door gives access to the stone and timber curved staircase leading off.



Original doorway through the half timbered wall to the



KITCHEN/ BREAKFAST ROOM 16'8" x 9'4" av.

with exposed beams and rafters, Pine boarded floor, recess with bread oven door opening to reveal the arced bread oven, the original fireplace currently being blanked off. Free standing base unit with double drainer stainless steel sink top with mixer tap. Stainless steel "Smeg" induction four ring Cooker, free standing stainless steel

topped working surface to one side, electric cooker panel, five double power points, one double panel radiator and four pendant lights. Outlook over the front garden. Ledged back door to the exterior, where there is a paved yard area, ideal for outside dining.

BEDROOM (3)/ STUDY

10'9" x 7'5" incl. steps

A door from the Sitting room and four steps down lead to with exposed purlins, recently installed medium Oak window having double glazed casements and flagstone window sill. One double panel radiator, two double power points, T.V. aerial socket, two pendant lights.

Original curving stone staircase with Oak treads giving access to the
On the First Floor:

LANDING
12'1" x 7'11"

with massive exposed timbers and timber framing, Pine post and panel partition, wide Oak floor boards, one single panel radiator and one double power point. Partly restricted headroom. "Velux" roof window. Hatch to roof space with loft ladder and hatch to eaves area.

BEDROOM (2)
12'5" x 8'3"

A double room with view to front, exposed purlins, two plank Elm door with Suffolk style latch, old Oak boarded floor, stained Pine post and panel partition, one double panel radiator and two double power points. Wardrobe recess, 4'4" x 4'3" with modern boarded floor, currently blocked former window recess with lintel and sill.

BEDROOM (1)
16'6" x 11'8" av.

A good sized double room with view over the front garden, exposed purlins, exposed timber framing, Pine boarded floor, one double panel radiator and three double power points. Under beam access with removable panel leading through to the

FORMER GRANARY
16'11" x 9'3"

with exposed timber framing, exposed purlins, "Velux" window, hatch to roof space and two double power points. This room has most recently been used for storage purposes and is presently unused, however it could easily be incorporated into the living accommodation. It is felt to have potential for use as another bedroom or possibly as a studio or hobby room, which could be accessed via the still present wide granary door which has curving stone and brick steps down to the stone paved patio.



OUTSIDE

The property, which stands in grounds totalling about an acre, is approached via an access track, this leading to a rammed stone driveway and parking area. The grounds, which slope gently are all down to grass, to the front of the property is a good expanse of lawn, this featuring various fruit trees including Damson, Plum and Apple, the garden is sheltered by well-established hedges with hedgerow trees. An ancient Yew Tree is situated near the Granary steps and stone steps lead down to a flagstone patio area adjacent to the back door from the kitchen. Nearby are the remains of what were probably stone Pigs Cots with parts of the stone walls remaining. To the north side of the dwelling is a further expanse of grass shaded by a large broadleaf tree, this area also featuring various young Apple and Damson trees. Near the north-eastern extremity of the grounds is a farm gate giving access to a neighbouring field, the farmers having a right of way over the edge of the grounds to this gateway. Directly to

the north of the dwelling and a short distance away is an elongated raised area of ground, an inspection of early maps reveals that this must have been a long, narrow building, presumably a barn and possibly a cider house, sadly very little now remains of this building.

SERVICES

Mains electricity and water are connected. An L.P.G. bulk storage tank is located near to the entrance gate, this supplying the central heating system. Private drainage system. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE

Freehold

POSSESSION

Vacant Possession will be available upon completion.

OUTGOINGS

The property is banded in "Band D" for council tax purposes.

RIGHTS OF WAY, ETC.

The property is sold subject to and with the benefit of any easements, wayleaves and rights of way which may exist. In particular the property is sold subject to a right of way in favour of a local farmer from the access track across the north-eastern part of the grounds to the valley gate.

PRICE Offers in the region of £395,000 are invited.

VIEWING Strictly by Appointment through the Sole Agents.

APPROACH



The property is best approached from Pontrilas by taking the turning adjacent to Pontrilas Builders Merchants, signposted Rowlestone, proceed up the hill, towards Rowlestone hamlet, past Rowlestone Court Ice Cream, proceed round past the church, and turn right, signposted Balls Cross and Longtown. Proceed past the village hall, continue up the lane for approximately 300 yards and immediately after passing a cream coloured cottage on the right hand side turn right into the lane/track; known as "The Hill Road", which gives access to the property. Continue down this track for about 500 yards, round the sharp left hand bend and the gated entrance to hill farm is straight ahead after about a further 75 yards. It is advised that at present the access lane should not be attempted by any low or wide vehicles as the track is rather uneven in places. Access is however suitable with a four wheel drive or high ground clearance vehicle and the approach could be improved to allow access with normal saloon cars.



IMPORTANT NOTICE Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- 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 is based upon Ordnance Survey Maps, amended by the Agents and is produced for the convenience of purchasers only. It, the particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at law.

