

# Hollyhenge

## Walterstone Common, Hereford



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Set in 19 acres of glorious countryside with uninterrupted views over the Welsh Mountains, this secluded bungalow with a large farmyard and 18m long barn is ideal for equestrian usage. There is also an impressively large orangery as well as a walled garden. Easy access to Hereford and Abergavenny. The location and views cannot be underestimated.

## Asking price of £1,100,000

Approached via a long private driveway and traditionally constructed under a pitch tiled roof with inset wooden windows, this wonderful home truly does enjoy the most glorious location and setting. Secluded but not isolated and wrapped entirely by its own gently sloping farmland, the bungalow has some intriguing features including a 17m orangery that the owners have cleverly incorporated to the main residence. The bungalow itself is bright and spacious with 3/4 double bedrooms and two bathrooms. Whilst 'Hollyhenge' would benefit from some updating it retains charm and character. The large farmhouse style kitchen has an oil-fired 'Aga' which provides some of the heating combined with electric storage heaters and a multi-fuel stove servicing the rest of the property.

#### **KITCHEN/DINING ROOM: 6.68m x 4.82m max (21'11" x 15'10")**

A generously proportioned L-shaped room with two large picture windows to either side of a composite secure, multi locking door. Kitchen units fitted in an L shape beneath butcher's block work surfaces. Inset 1.5 bowl sink and side drainer. Space for electric cooker. Large bank of tall pantry style units with shelving and carousel. Beautiful black oil fired 'Aga' range. Built out cupboard housing hot water cylinder. Door to utility room. Ample space for dining table. Archway to reception hall.

#### **UTILITY ROOM: 3.00m x 1.39m (9'10" x 4'7")**

Kitchen units beneath butchers block style work surface with inset stainless-steel sink and side drainer, tiled splashback. Plumbing for washing machine and space for tumble dryer.

#### **RECEPTION HALL: 7.19m x 3.46m max (23'7" x 11'4")**

A very large L-shaped inner hallway with archway to the principal reception room. Ample space for adding a staircase if conversion of the loft was a consideration.

#### **LIVING ROOM: 6.70m x 4.25m (21'12" x 13'11")**

Enjoying the most spectacular views over beautiful countryside and the peaks of Abergavenny, including an uninterrupted view of the Skirrid Mountain. Woodgrain finish sliding patio doors leading out to the decking area. Double glazed window overlooking the side courtyard garden. Feature fireplace with stone hearth, housing glass fronted, multi-fuel stove.

#### **RECEPTION ROOM TWO: 8.78m x 2.73m (28'10" x 8'11")**

A second impressively proportioned reception room with sliding patio doors to three elevations, creating not only a light room, but one that embraces those impressive views. A range of bespoke built shelving.

**ATRIUM/GARDEN ROOM: 3.93m x 2.51m (12'11" x 8'3")**

An interesting room with windows to all elevations along with French doors to front and rear overlooking not only the lawned gardens but allowing uninterrupted views across the Abergavenny peaks and surrounding countryside. Steps leading downstairs and access via a secure double-glazed door to:

**ORANGERY ROOM ONE: 5.67m x 3.20m (18'7" x 10'6")**

Walls to mid height with double glazed windows to all elevations, uPVC stable style door leading out onto the back garden. Base unit housing sink. Door to main Orangery room.

**ORANGERY: 12.00m x 3.22m (39'4" x 10'7")**

An incredible and unexpected space. Double glazed windows to all elevations with a vaulted polycarbonate Victorian style roof. Double glazed French doors leading out onto the front garden. Ceramic tiled floor. Ideal for an artist's studio, a wonderful playroom, or even to be returned to the original purpose as a true Orangery.

**FAMILY BATHROOM:**

Suite comprising vanity unit housing oval wash basin, slimline low-level WC, extra-large bath with monobloc mixer tap and shower attachment. Electric heated towel rail. Large built-in storage cupboard.

**BEDROOM ONE: 4.98m x 3.12m (16'4" x 10'3")**

A good size principal bedroom with wooden double-glazed windows overlooking the rear terraced garden and rockery. Built-in double wardrobe door to:

**EN-SUITE:**

Suite comprising corner shower cubicle housing 'Mira Jump' electric shower, slimline low-level WC, vanity unit with washbasin.

**BEDROOM TWO: 3.66m x 3.66m x 3.03m (12'0" x 12'0" x 9'11")**

A generously proportioned double bedroom with double glazed window overlooking the side lawn and the walled garden. Built-in double wardrobe with sliding doors.

**BEDROOM THREE: 4.76m x 2.84m (15'7" x 9'4")**

Aspect to side, large built-in wardrobes with hanging space and shelving.

**OUTSIDE:**

The property is set in the centre of over 19 acres of gently sloping Herefordshire countryside. The house itself is approached via a well-maintained driveway of approximately 200m leading on to a central concrete yard. As you approach 'Hollyhenge' you will begin to fully understand its unique position and those aforementioned uninterrupted views become apparent. The large concrete yard is ideal for those with equestrian needs and allows access to the side paddock as well as the top field. Adjacent is the large block-concrete and steel agricultural barn which measures approximately 18m x 15.5m. This is divided into two distinct sections and is designed for agricultural and equestrian use. The residence itself is approached via timber gates, leading down from the main yard. A pretty garden surrounds the property with key block and paved steps leading onto a side patio. This in turn provides access to the front of the house and leads down onto the elevated decking area. Predominantly laid to lawn with borders, well stocked with an array of shrubs, trees and flowering plants. Interestingly to the far side of the house are the remains of a well-preserved walled garden that overlooks the Orangery to the front of the house and the mountains beyond. There is a further lawn with fencing separating the garden from the pasture land (which belongs to the property).

**SERVICES:**

Mains water and electricity. Private drainage. Oil fired 'Aga', Multi burner Stove and ancillary electric storage heaters. Council Tax Band E. EPC Rating D.

**DIRECTIONS:**

Travelling away for Abergavenny on the A465 Hereford Road towards Hereford, after approximately 4 miles you enter the village of Pandy. Continue through Pandy before turning left immediately before the "Pandy Inn". Continue under the bridge as the road bears right for approximately half a mile. Upon seeing a green 'Dutch' barn immediately ahead turn right. Continue along this road for another half a mile. Walterstone Common will be signposted as a turning to the right. Follow this and the driveway to 'Hollyhenge' will be found after about 1.7 miles on the left-hand side.

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



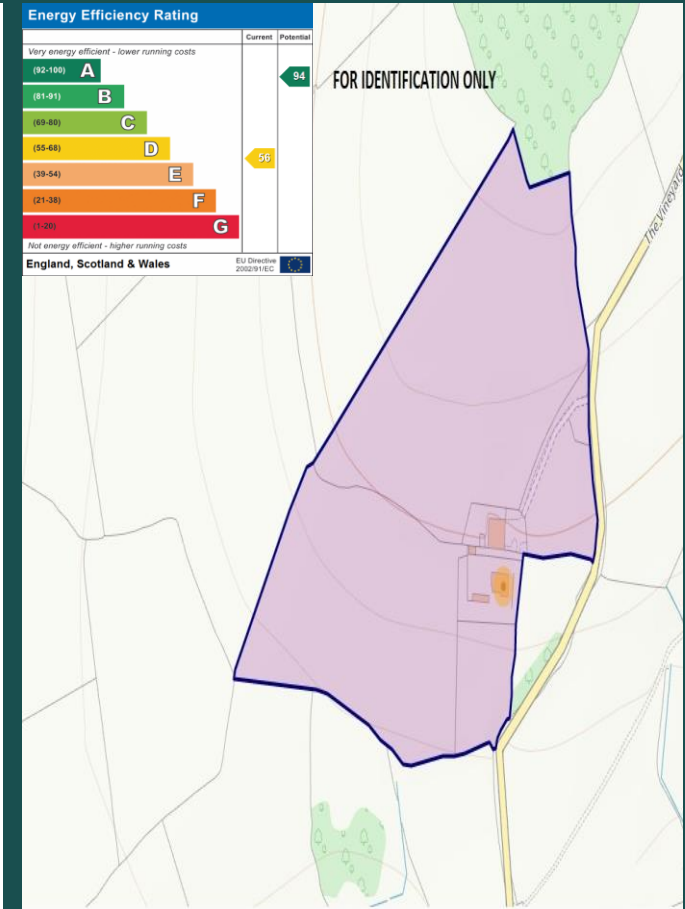
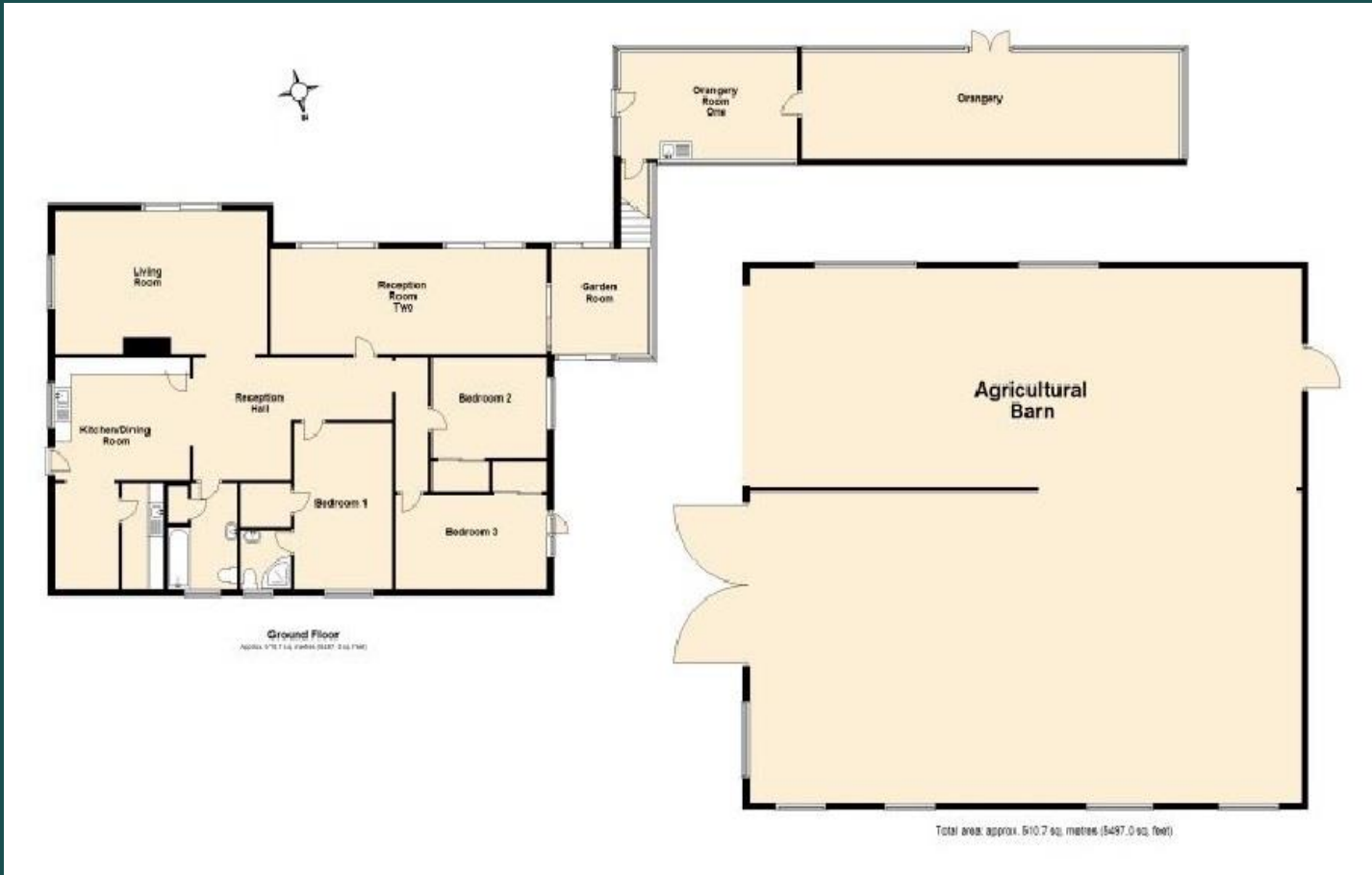












Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)