



# Nigel Ward & Co.

CHARTERED SURVEYOR

LAND & ESTATE AGENT, AUCTIONEER & VALUER

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## ROWLESTONE, Herefordshire

This unique property is situated in an unspoilt rural environment approached via the quaintly named and little used thoroughfare known as “Pudding Street”. Pwll-yr-Hwnt is located about half a mile from Rowlestone village which comprises a Church and a Village Hall but little else. The Main A 465 Hereford to Abergavenny Road (both about 13 miles) is located approximately 1½ miles distant near to the village of Ewyas Harold, which has a surprisingly diverse range of amenities.

A Charming historic Grade II Listed 17th c. stone-built Farmhouse standing in about 9 acres of land running gently down to a stream.



## PWLL-YR-HUNT

The property is constructed of stone, standing under a tiled roof. The accommodation, which has been sensitively restored to an exceptionally high standard, retains much of the original character having flagstone and Oak boarded floors and exposed Oak beams throughout. It has the advantage of carefully designed double-glazed leaded Oak framed windows with wrought iron latches, is oil centrally heated and comprises:

### On the Ground Floor:

Open STORM PORCH with low stone walls with Oak framed open sides over, to





ENTRANCE HALL 15'10" x 5'6" plus 8'7" x 4'4" av.

"L"-shaped with flagstone floor, stop-chamfered exposed beams and rafters, recessed Oak doored wall cupboard housing the electricity trip box. Oak staircase leading off. Pine door with small pane leaded window to



SHOWER ROOM/  
CLOAKROOM  
8'7" max. x 3'4"

with quarry tiled floor, low flush w.c., wash hand basin (h & c), built-in fully tiled shower cubicle having white ceramic tiled walls with blue feature tiles and "1000XT" thermostatic electric shower. One double panel radiator. Window overlooking garden.

Door and stone steps down to **Basement Cellar**, 18'6" x 11'10" approximately with part flagstone floor.

SITTING ROOM 17'9" x 15'5"

a capacious room with front and rear aspects, deep Oak window sills, solid floor having fitted sisal matting, exposed stop-chamfered beams and rafters, inglenook type fireplace with massive Oak lintel, "Franco Belge" multi-fuel stove, flagstone hearth, deep recesses to either side having flagstone surfaces, one side having a deep log storage bunker with a mullioned window over and useful log-hatch from the exterior and the other having an Oak doored storage cupboard below. Two single panel radiators, three double power points and T.V. aerial point. This room is open to the



DINING AREA 11'9" x 8'5"

with fitted sisal matting, exposed timbers, window overlooking the rear garden and patio area, one single panel radiator. Oak three-panelled door to **Understairs Storage Cupboard**.



FARMHOUSE KITCHEN/ BREAKFAST ROOM 15'1" x 11'9" plus 11'2" av. x 6'7"



enjoying two aspects and with exposed Oak floor boards, cream painted kitchen units with Pitch Pine working surfaces, oatmeal coloured tiled to rear, drawer and cupboard space, pale beige single drainer sink unit with vegetable preparation bowl and mixer tap. Inset four ring gas hob and gas oven under. Fire recess having "Rayburn" oil-fired cooker, to one side is a recess with an Oak cupboard below. Corner recess for dishwasher and refrigerator. Window

seat, one double and one single panel radiators, six double power points and two four-light spot rails.

Steps down to  
GARDEN ROOM/  
BACK KITCHEN  
16'2" av. x 15'7"  
incl. stairwell

with flagstone floor, exposed rafters and boarded ceiling, deep fire recess with old sway bar, recesses to either side, one with stone arch and housing the oil-fired central heating boiler, the other with a recessed Belfast sink (h & c) with brass taps and a slate drainer to one side. Stone corner shelf, plumbing for automatic washing machine, one single panel radiator and three double power points. Wide door to garden with iron Suffolk latch and six-pane leaded light, a similar door opposite gives access to the rear garden and patio area.

Open tread stairs and trap door to

On the First Floor:  
BEDROOM (4)/  
SITTING ROOM  
16'2" min. x 16'2"

with fitted loop pile carpet, exposed purlins and roof trusses, recesses to either side of chimney breast, two low-level windows, radiator and two double power points.

These two rooms; which were originally almost certainly the kitchen and staff quarters, form a rear wing to the residence and could easily be adapted to form self contained accommodation for family members wishing to have a degree of independence from those living in the principal part of the accommodation.

From the main hallway Oak Stairs lead to On the First Floor:

LANDING  
22' long

A pleasant, airy "T"-shaped area with rear aspect, exposed beam and Oak timbers, Oak stairs balustrades and fitted sea-grass carpet. **Airing Cupboard** with three-panel Oak door, factory insulated hot water cylinder having circuit from central heating and standby immersion heater, one double power point. Early panelled door to

DRESSING ROOM/  
Walk-in WARDROBE

with sea-grass carpet, clothes hanging rail and built-in shelving.

Rustic door to

**BATHROOM**  
9'9" x 6'10"

with view over the garden and farmland, Oak boarded floor, exposed chamfered beam, cast iron bath with Pine tongued and grooved panel, polished marble tiled splash-back, pedestal wash hand basin (h & c) and close-coupled w.c. One single panel radiator.

**BEDROOM (1)**  
15'5" x 12'

A double room with front aspect, exposed timbers, Oak window sill, beige fitted carpet, old fire recess with iron grate, deep recesses to either side of chimney breast with hanging and shelf space, one single panel radiator, two double power points.

**BEDROOM (3)**  
14'3" x 8'3"

Another double room with beige fitted carpet, one single panel radiator, two double power points and wall mounted shelving.

**FAMILY ROOM**  
17'9" x 17'9"

a versatile room having aspects front and rear including a triple window overlooking the rear garden, fitted sisal carpet, exposed roof trusses and rafters, cast iron "horseshoe" shaped fireplace with solid fuel grate, mantel shelf over, deep (3'9") recesses to either side, two double panel radiators, four up-lighters and five double power points.  
This room is ideal for use as a first floor reception room or alternatively as a spacious master bedroom.

Oak steps up to  
On the Second Floor:

Slatted timber bridge/gallery leading to a compact **Sleeping Loft/Store** 11'5" (below purlins) x 5'7" to one end but with potential for flooring over to form additional second floor accommodation.

**ATTIC BEDROOM (2)**  
22'8" x 12'6" min.

a spacious double room having an unusual semi-elliptical shaped window to the front roof slope of the property, "Velux" window to rear, sea-grass carpet, one double panel radiator, step-over beam to dressing area with built-in Pitch Pine Bedstead also incorporating a Pine chest of four long drawers. A low level door gives access to a large **TANK ROOM** with ample space for the creation of an En-suite shower room or indeed for other uses.

**OUTSIDE**

The property is approached off the council maintained lane known as



"Pudding Street" which is a 'no through road' servicing this property and a small number of other properties. Adjacent to the access is a small stone built open fronted two bay **BARN**, 24'9" x 14'9" formerly the Cider Mill, standing under a red tiled roof and having a part pitched stone floor, exposed roof trusses, a -





mullioned window and a lancet window. This building, which also houses the central heating fuel tank is currently used for storage but lends itself to use as a garage/car port. An adjacent rustic gate leads to the rear garden area. Adjacent to the driveway is a gravel surfaced parking area, flanked by a pond, which is fed by a natural spring, whilst to the opposite side of the driveway is a further area of gravel surfaced parking at the furthest end of which is a stone

**Pigs Cot**, 8' x 7' fronted by a small pig run. The immediate front of the property is picturesquely approached via a pedestrian gate and a gravelled pathway, this area is enclosed by a rustic cleft Chestnut paling fence and the front of the house is home to a well-established Wisteria, a Rambling Rose and Honeysuckle. To the one side is an area of lawn, bordered by various well-established herbaceous plants and shrubs and featuring an attractive stone garden table; the top being the original cider press base stone, with stone benches to two sides and ideal for



outside eating. The principal garden comprises good expanses of lawn with herbaceous borders and from which there are pleasant outlooks over the land to the surrounding rolling landscape of the Welsh border countryside, there is a productive vegetable garden area, whilst at the furthest end is another pond surrounded by wetland plants and situated close by is a timber built **Summerhouse**. A stone built, long since disused, **Earth Closet** is also located nearby. The lawn areas continue around to the rear of the property where there is a gravelled/stone surfaced patio area bordered by a low curved stone wall featuring various herbaceous plants.







## THE LAND

comprises two principal enclosures, one being an ancient orchard with some old Apple and Pear trees, the other a pasture field running gently down to the Cwm Brook where there are some quite deep pools and where small Trout have been seen as well as the occasional Heron and the flash of blue of Kingfishers in flight.

## SERVICES

Mains electricity is connected. Private water supply with both a borehole and a spring. Drainage is to a Septic Tank and soak-away. Telephone (subject to British Telecom transfer regulations). Oil fired central heating. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

## RIGHTS OF WAY, EASEMENTS, WAY-LEAVES, ETC.

The property is sold subject to and with the benefit of any rights of way, easements, way-leaves, etc., which exist. In particular, it is known that an electricity line traverses the property and it is also understood that a public footpath traverses the land, passing down the orchard and pasture field and thence to a footbridge crossing the Cwm Brook.

## TENURE

Freehold.



## OUTGOINGS

The property is assessed for Council Tax in band "D".

## POSSESSION

Vacant Possession upon completion.

## VIEWING

Strictly by appointment through the Sole Agents.

## PRICE

Offers in the region of £685,000 are invited.

## APPROACH

The property is best approached from the village of Pontrilas by taking the A465 road for a short distance from the village junction towards Abergavenny. After about 100 yards take the right hand turn behind “Pontrilas Builders Merchants”, signposted “Rowlestone”. Continue for about 1.25 miles then take the first left hand turning and then almost immediately right into a small lane (Pudding Street). Proceed down this lane for about 2/3 mile, over a bridge and around a sharp left hand bend and “Pwll-yr-hwnt” will be found on one's left hand side. The postcode of the property is HR2 0HF.



## HISTORIC NOTE

It is understood that Pwll-yr-hwnt was at one time a rural hostelrie patronised by people travelling the Pudding Street route, which in years gone by continued across the River Monnow and into Wales. In those early times, the four buildings which form the group, were under the same ownership. The largest and the smallest, which are now offered for sale being the hostelrie and its associated Cider mill in which fruit from a considerable acreage of surrounding orchards was converted into Cider and Perry. The other two buildings in the group; and which are now dwellings in separate ownership, were apparently a drinking house and overnight stabling. Pudding Street no longer forms a through route, now terminating at a farmstead a little further on.



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## 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 the 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.



