



THE BRIERS

Walterstone HR2 0DT

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Walterstone
Hereford
HR2 0DT



*With views to
Garway Hill
in the distance*

Positioned at the end of a private lane, with just one other individual property and surrounded by farmland, a very spacious and versatile barn conversion, together with a large steel framed outbuilding, a modern garage and approximately 7 acres of land.

Guide Price £650,000

Situation and Description

The property is beautifully tucked-away, in a quiet rural location and surrounded by pastureland, with only the original farmhouse as a neighbour which is now a private house and not a working farm. Local facilities are available at the larger villages of Longtown and Ewyas Harold which between them offer two junior schools, shops, public houses, a butcher, veterinary practice, doctors surgery and very active communities. More extensive facilities are available at the cathedral city of Hereford and at the market towns of Abergavenny and Monmouth.

This lovely Grade II Listed barn was converted approximately 7 years ago, with no expense spared. It now offers very versatile four bedroom living accommodation, laid out over two floors. Many of the barn's original features have been incorporated with a wealth of exposed timbers, vaulted ceilings and much more. There is extensive parking and a large useful steel framed barn together with an open garage and an unconverted workshop with storeroom at one end, which could provide more living space, subject to approval.

On arrival, an oak front door leads into a very impressive kitchen/living room with a high vaulted ceiling, full height windows to the front with lovely rural views towards Garway Hill in the distance, a flagstone floor, exposed stone walling and timbering and underfloor heating. The kitchen area also has underfloor heating with a slate tiled floor and an extensive range of granite working surfaces, plenty of cupboards space including a pull-out pantry cupboard, a five ring Rangemaster calor gas cooker, and built-in appliances. The main sitting room is an excellent size, again with plenty of character and exposed features, two double glazed doors to outside, oak flooring, fitted wood burner and far reaching southerly views. There is a cosy second sitting room or snug, which again is spacious and enjoys views to the front and also benefits from oak flooring and a fitted wood burner. A separate study provides space away from the main house and there is well fitted and good-sized utility room accessed from the rear hall. Also on the ground floor is a guest bedroom with a dual aspect and a

separate shower room.

Staircases at either end of the barn provide access to the main bedroom accommodation with the master bedroom enjoying lovely views and an large en suite shower room. There are two further bedrooms both supported by a well-appointed and good-sized bathroom.

The property is approached initially by a shared private driveway and then by its own driveway to the property. There is extensive parking to the front and access can be gained to a very useful steel framed barn 45ft x 45ft with a further lean-to 45ft x 20ft. This provides considerable storage space and the potential for a variety of uses. A short distance away is a modern open garage 29ft 6 x 17ft 9. Accessed from outside, and adjoining part of the original barn, is a large ground floor workshop, which houses the oil fired central heating boiler, with doors and windows to the front and an external staircase leading to a first-floor workshop or potential hobby room.

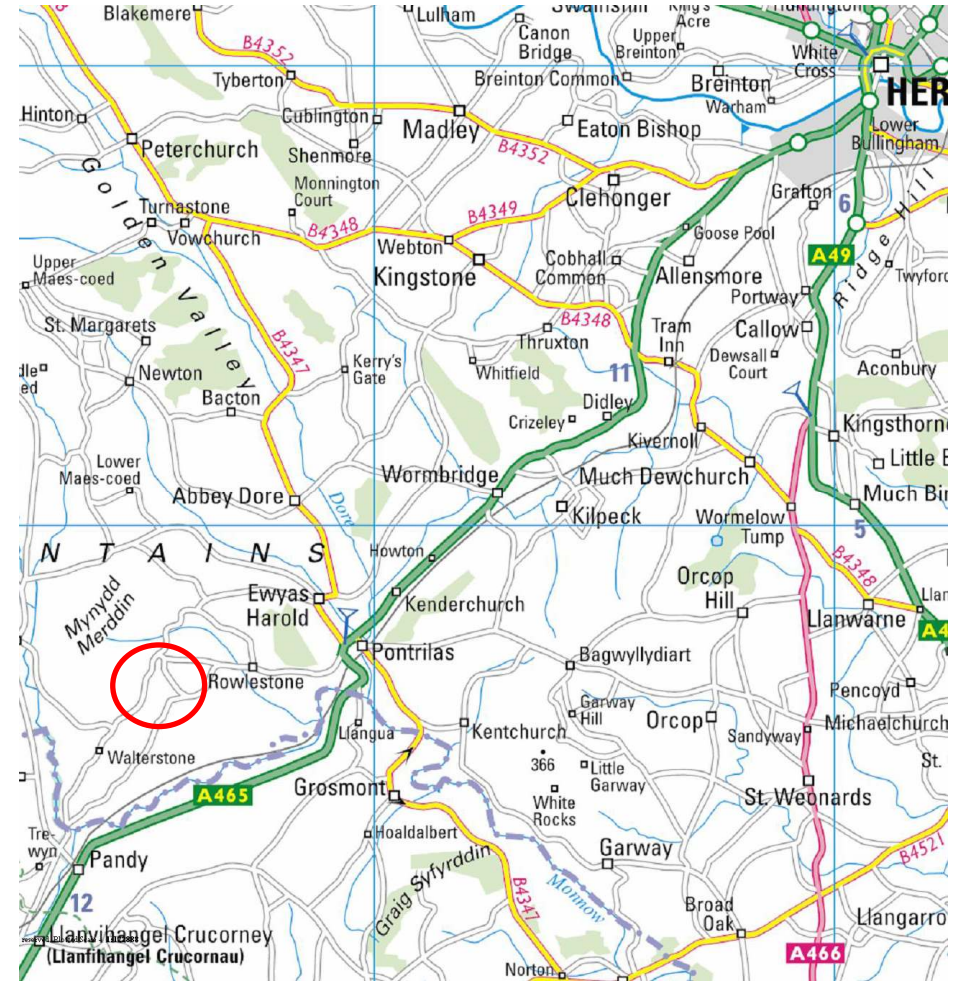
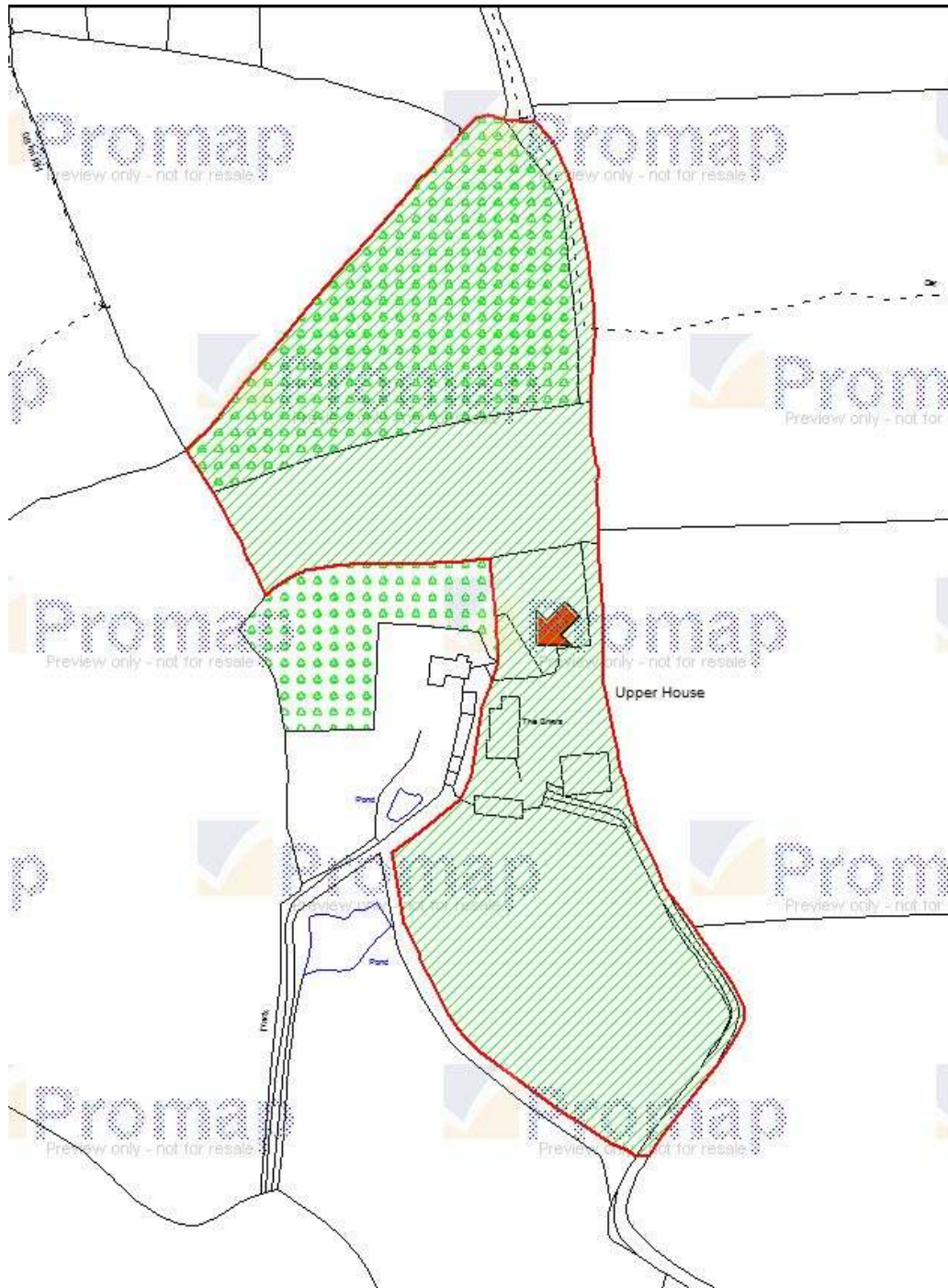
The gardens and land extend to approximately 7 acres, with two good sized paddocks, approximately 2.5 acres each. With the addition of 2 acres of woodland. These are ideal in our view, for equestrian use or for keeping a small head of stock.

Services and Considerations mains water and electricity and oil fired central heating, private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax G. Freehold. Broadband available.







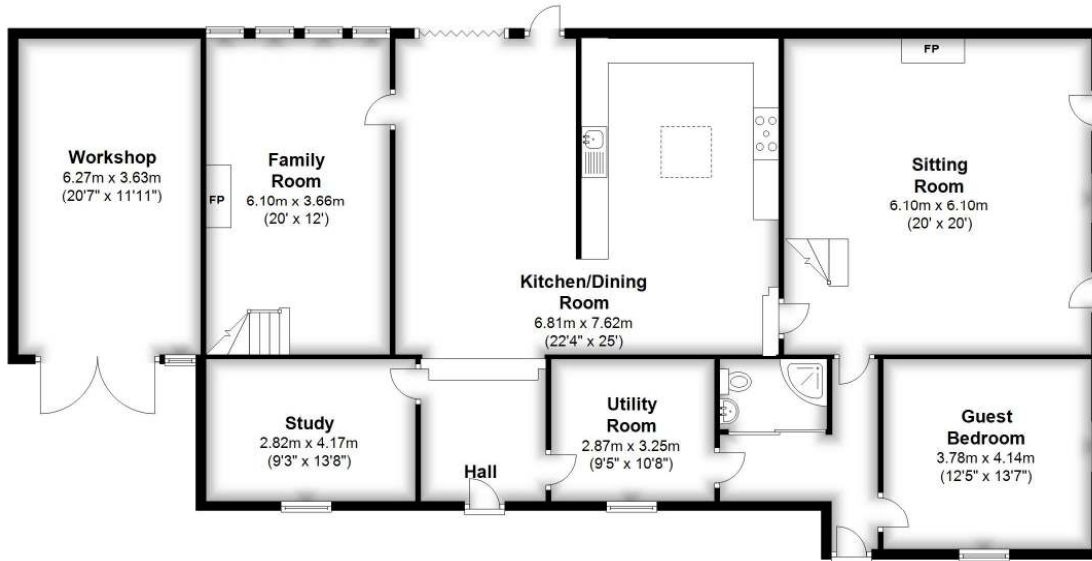


Directions

From Hereford proceed in a south westerly direction towards Abergavenny and continue for approximately 10 miles. After passing the turning for Ewyas Harold, on the right-hand side, take the next right hand turning after 150 yards towards Rowlestone. Continue for a mile, into the small hamlet and after passing the church, bear left past the farm. Continue down the hill before turning left for Walterstone. Continue for a further mile and turn left towards Walterstone Common and the entrance to The Briers will be found on the right-hand side, after approximately 400 yards.

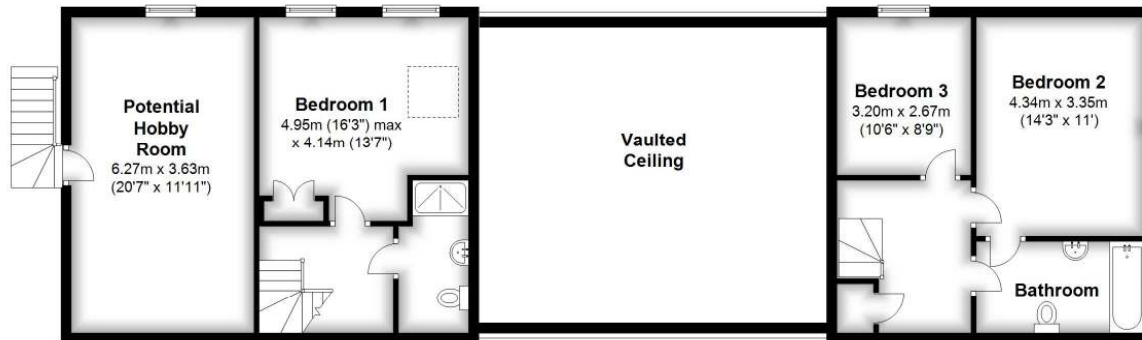
Ground Floor

Approx. 192.6 sq. metres (2072.9 sq. feet)



First Floor

Approx. 93.4 sq. metres (1005.5 sq. feet)



Total area: approx. 286.0 sq. metres (3078.3 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells, HR4 9DG
Plan produced using PlanUp.



Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

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These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Brightwells

Est. 1846



Set in 7.8
acres

