



Nigel Ward & Co.

CHARTERED SURVEYOR
LAND & ESTATE AGENT, AUCTIONEER & VALUER

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WALTERSTONE, Herefordshire

In the depths of the Rolling Landscape of the Welsh Border Countryside.

The property is situated in an elevated position approximately 4½ miles from the village of Ewyas Harold with its diverse range of amenities and facilities including a Village Stores and Post Office, Butchers' Shop, Primary School, Doctors' Surgery, Churches and Chapels, two Inns, two Garages and a popular Village Hall.

The principally stone-built semi-detached Dwelling



UPPER BROOKS

The property is constructed principally of stone with later extensions, standing under a part slated and part simulated slate roof.

The accommodation, which has been extended in stages over the years, has the advantage of oil fired central heating and comprises:

On the Ground Floor:

ENTRANCE PORCH with solid quarry tiled floor, part exposed stone walls, wide window sills, two double power points and two wall-light points.
33'9" x 4'6"

ENTRANCE HALL with solid floor having wood-block effect vinyl flooring, part Pine panelled tongued and grooved walls, candle recess, hop kiln oven access/recess, central heating room-stat, part stone stairs leading off with under-stairs cupboard. Part glazed door to...
20'2" x 7'10" av.
(main area)



KITCHEN/ BREAKFAST ROOM 15'7" av. x 15'



with rear aspect, solid floor having fitted beige vinyl flooring, range of Pine kitchen units comprising base units with drawer and cupboard space, simulated Mahogany working surfaces, beige Travertine type tiles to rear, single drainer stainless steel sink unit with mixer tap, recess and plumbing for dishwasher, Belling free-standing cooker with ceramic hob, electric cooker panel, larder cupboard, recess for fridge/freezer, fluorescent lighting, four

double power points, one double panel radiator and central heating control panel.

Six panelled Pine door to

SITTING ROOM 18'1" x 12'10"

a pleasant room with two aspects, solid floor having fitted beige carpet, feature stone fireplace with "Clearview" woodburner, mantel shelf, exposed ceiling joists, one double panel radiator, two double power points, three double wall-lights, telephone point and T.V. aerial point. Access to Entrance Porch.



With access off the main Hallway is the
UTILITY ROOM / REAR PORCH on two levels with three windows to the rear, exposed stone walls, Worcester Bosch oil-fired central heating boiler, two double power points, small wall mounted vanity basin (h & c) with adjacent alcove. Part glazed uPVC door to exterior. Off is a **Cloakroom** with low-flush w.c.

STUDY / SNUG 20'2" x 6'11" av.

with part Berber style carpet and part flagstone floor, exposed beam and rafter, large built-in bread oven, recess with desking, fireplace with dark-wood surround and double doored Villager style wood-burning stove. The flagstone hearth has the original sway- bar and has a fishing rod rack over. There are two double power points, one single panel radiator and a telephone point. Window to Entrance Porch.

DINING ROOM 19'10" x 10'4" max.

With access off the Entrance Porch is the
with an outlook over the courtyard area, solid floor having fitted carpet, stone fire recess with dark-wood surround and slate hearth. Recessed cupboard to one side, exposed joists, walls part boarded to dado level. One double panel radiator and one double power point.

Also with access off the Porch is the
UTILITY ROOM / COOKROOM with front aspect, exposed beams and rafters, quarry tiled type floor, Pine base unit with sink unit (h & c) and Heatrae hot water heater, stainless steel working surface and plumbing for automatic washing machine. Two double power points. Electricity trip board. Manhole giving access to fascinating deep cistern/well of bottle shape.

From the hallway, part stone stairs lead up to
On the First Floor:

LANDING of irregular shape having check patterned carpet, two windows with front aspect, wooden ornament shelving and one single panel radiator.

BEDROOM (1) a double room with rear aspect towards the Black Mountains, fitted
 12'4" x 8'4" beige patterned carpet, one double panel radiator and two double power
 plus dressing area 8'2" x 7'3" points.

BEDROOM (2) another double room with two aspects, fitted brown patterned carpet,
 20'3" x 9'4" av. one single panel radiator and one double power point.



FAMILY BATHROOM 10'2" x 8'2" with vinyl flooring, part tiled walls, white suite of pedestal wash hand basin (h & c), low flush w.c., free-standing bath with mixer tap/shower attachment, walk-in shower cubicle with "Mira Event X9" electric shower, raised former drying area (6'6" x 4'9"), and wall-mounted four-light bar.

INNER LANDING with one double power point, **Airing Cupboard** with lagged hot water cylinder having stand-by immersion heater.

BOXROOM / SMALL BEDROOM with two aspects and one double power point.
 11'7" x 5'

BEDROOM (3) 17'6" x 7'9"
 a double room with two aspects and having beige fitted carpet, built-in wardrobe with hanging and shelf space, central drawer unit, one double panel radiator and one double power point.



BEDROOM (4) another double room with rear aspect, beige fitted carpet, pedestal wash hand basin (h & c) with shaver light and mirror over. Four-light spot-light fitting and T.V. aerial point. One single panel radiator and one double power point.

BATHROOM
8'1" x 4'8"

with white suite of pressed-steel panelled bath (h & c), wash hand basin (h & c) set in vanity unit and low flush w.c. Mirror doored medicine cabinet.

OUTSIDE



The property is approached from the public lane via a rammed stone access driveway which leads to the front of the property where the driveway encircles a large raised circular shrubbery. The driveway continues to a detached, timber-built **Double Car Port**, 17'10" x 17'6" wide of Oak frame construction under a felted and slated roof, with a concrete floor, timbered sides, fluorescent lighting and one double power point. The remainder of the front garden is mainly down to lawn whilst to the side of the dwelling is a crazy paved yard area with a raised flower border to one side. Nearby is a **Fuel Store**, 12' x 8' approx. of block-work, timber and corrugated iron construction. There is a lean-to **Wood Store** and adjacent is the Oil Storage Tank. A narrow strip of grass-surfaced garden/paddock leads off from close to the car port with, near its extremity, a small but somewhat dilapidated **Shed** of timber and corrugated iron construction.



SERVICES Mains electricity is connected. Private drainage understood to be to a septic tank and soak-away. Borehole/spring water supply. Telephone (subject to British Telecom transfer regulations). Oil fired central heating is installed.
None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

PRICE Offers in the region of £315,000 are invited.

TENURE Freehold.

OUTGOINGS The property is banded in Band “E” for council tax purposes.

POSSESSION Vacant Possession will be available upon completion.

VIEWING Strictly by appointment through the Sole Agents, Nigel Ward & Co., The Border Property Centre, Pontrilas, Herefordshire, Tel: (01981) 240140.

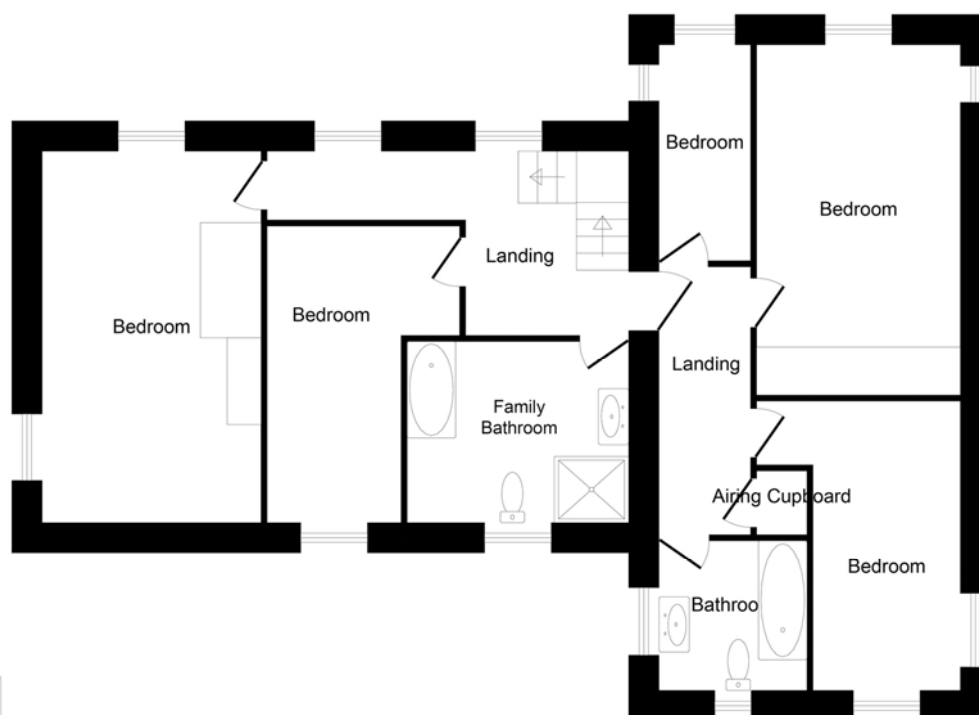
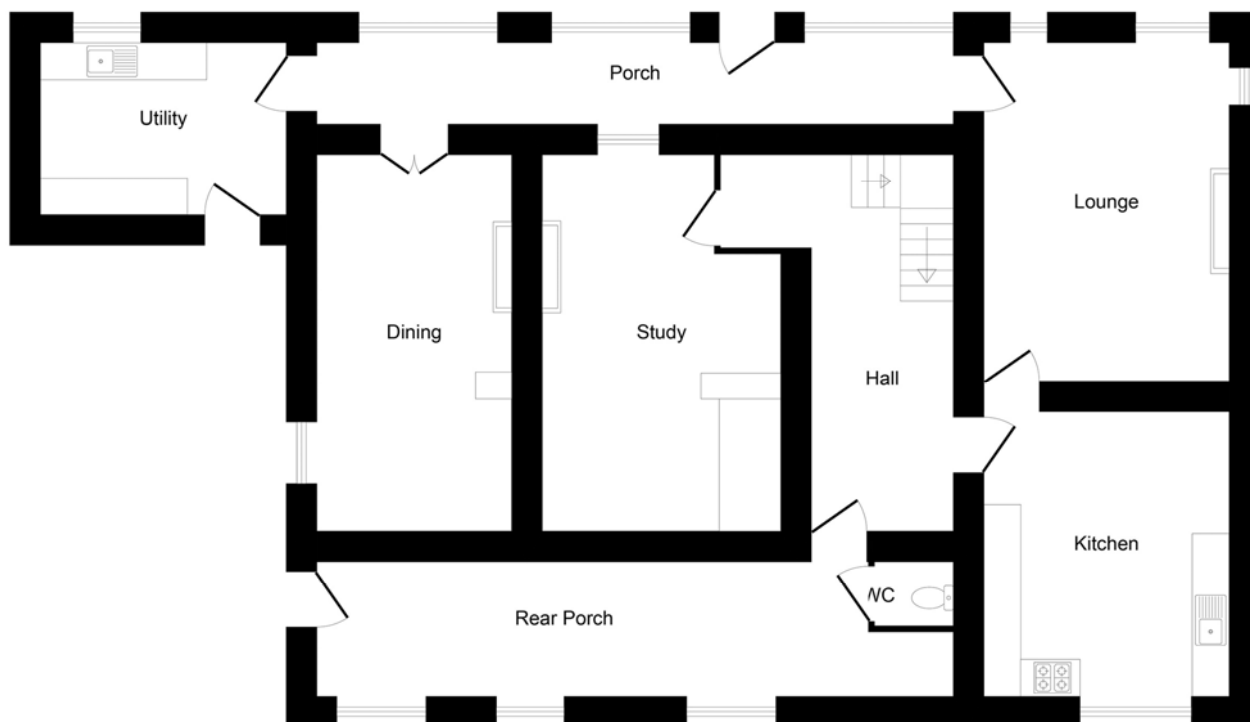
APPROACH The property is best approached from Pontrilas by taking the main A465



towards Abergavenny, almost immediately turning right adjacent to Pontrilas Builders Merchants onto the road signposted “Rowlstone”. Proceed for approximately 1.6 miles to Rowlstone, keeping left past the Church, continue down the hill for .3 mile at the bottom taking the right hand fork. Proceed up the hill, without taking any of the small turnings and after 1.25 miles at the sharp left hand bend where Walterstone and Pandy are signposted left, proceed straight on into the “no through road”. Proceed up the hill and “Upper Brooks” will be found on one’s right hand side after approximately .9 mile.

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

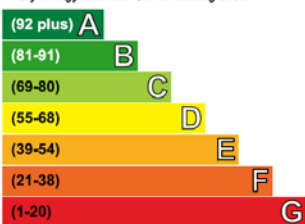
- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- d. The Plan is based upon Ordnance Survey Maps amended by the Auctioneers 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.



Total approx floor area: 3088.5 ft² (286.9 m²)
 Ground Floor: 1843.5 ft² (171.3 m²)
 1st Floor: 1245.1 ft² (115.7 m²)

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
50	93

The graph shows the current energy efficiency

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

