The Barn, Upper Brooks Farm, Walterstone, Hereford, HR2 0PF

DIRECTIONS
From Abergavenny take the A465 Abergavenny to Hereford road. At the Old Pandy Inn, Pandy take a left turn for Longtown. Proceed along this road for approximately half a mile and take the right turn to Alt yr Ynys Hotel. Follow this road for approximately 3 miles, do NOT turn off this road at all until you reach a right hand bend with a left turn (with NO THROUGH ROAD sign). Take this left turn and follow the road pass a dormer bungalow on your right, go up the hill to the end and the property will be found on the right hand side.

The Barn, Upper Brooks Farm, Walterstone, Hereford, HR2 0PF

£365,000

• Beautiful spacious barn conversion with period features retained
• Modern country living in tranquil setting with stunning views
• Open plan flexible reception space
• Potential for annexe (subject to the necessary planning consents)
• 4 Bedrooms (master bedroom with en-suite)
• Family Bathroom
• Circa half an acre of gardens and stunning views

Parrys Property (Abergavenny) LLP Registered Office: 21 Nevill Street, Abergavenny, NP7 5AA
Registered Number: OC314727 Partners: Heather Cook MNAEA Tom Parry BSc(Hons) MRICS
The Barn Upper Brooks Farm, Walterstone, Hereford, HR2 0PF

The property is a semi detached barn sympathetically converted to provide spacious and flexible family accommodation offering modern country living whilst retaining period features such as exposed beams, stone window sills, ledge and brace doors and vaulted ceilings. Set in a peaceful rural setting with open countryside views towards the Black Mountains, Skirrid Mountain and Dawn of Day, the property is within 4 miles of the nearby historic village of Longtown with its ruined castle, local shop and country inn and some 4 miles from the larger village of Ewyas Harold where a range of amenities can be found including doctors surgery, dentist, post office, public houses, primary school and places of worship. There is a lawn and patio area to the front of the property and to the side there is an additional lawn and vegetable area with various fruit bushes and an asparagus bed. The accommodation briefly comprises to the ground floor: Sitting room, downstairs bedroom with en-suite shower room (with potential to use as separate annexe), snug, study and open plan kitchen with dining area. To the first floor is the master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. The property is approached via a shared driveway leading to a parking area for several vehicles and a workshop with concrete floor, power and light and attached wood store.

ENTRANCE
Double doors to the front lead into:

SITTING ROOM
Part glazed double wooden doors from sitting room to the front garden with picturesque views of the Skirrid Mountain, Dawn of Day and the Black Mountains. Window to front with stone sill. Stable door to side with views onto the side garden and countryside beyond. Open doorway from the kitchen leading to the sitting room. The dining area off the kitchen has windows to the rear and side with stone sills, oak floor, period style radiator and door leading to the snug.

KITCHEN/DINING AREA
Traditional country style kitchen with wooden worksurfaces and space under for several free standing appliances and cupboards. Built-in double ‘Butler’ style sink with mixer tap over and tiled splashback, stainless steel extractor hood. Oak flooring. Windows to front and side with stone sills. Plumbing for washing machine and dishwasher. Exposed timbers. White washed feature stone wall. Stable door to side with views onto the side garden and countryside beyond. Open doorway from the kitchen leading to the sitting room. The dining area off the kitchen has windows to the rear and side with stone sills, oak floor, period style radiator and door leading to the snug.

SNUG
Oak flooring. Part glazed double wooden doors to rear. Radiator. Door to study.

STUDY

DOWNSTAIRS BEDROOM 4/POTENTIAL ANNEXE
This room accessed from the Sitting Room and could make a self contained annexe (subject to the necessary planning consents). Window to front with stone sill. Built-in cupboards. Radiator, oak floor. Door to:

EN-SUITE SHOWER ROOM

MASTERS BEDROOM
Very large double bedroom (14' 7" x 10' 6" (4.44M X 3.20M)) with exposed timbers, roof light. Fitted carpet. Exposed beams. Small picture window to side elevation. Door to:

FAMILY BATHROOM

BEDROOM 2
11' 0" x 9' 4" (3.35M X 2.84M)

BEDROOM 3
11' 2" x 9' 4" (3.40M X 2.84M)

BEDROOM 4/POTENTIAL ANNEXE
14' 1" X 11' 3 (4.29M X 3.43M)

SERVICES
The property has mains electricity and oil-fired central heating. The water is supplied via a bore hole which can be shared by the neighbour (but has not yet been necessary).
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01873 858990

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The Barn Upper Brooks Farm, Walterstone, Hereford, HR2 0PF

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FIRST FLOOR LANDING
Carpeted stairs to first floor. Roof light. Vaulted ceiling with exposed timbers.

MASTER BEDROOM
14’ 7” x 10’ 6 (4.44M X 3.20M)
Roof light. Radiator. Fitted Carpet. Exposed beams. Small picture window to side elevation. Door to:

EN-SUITE SHOWER ROOM

BEDROOM 1 11’0” x 9’ 1 (3.35M X 2.77M)

BEDROOM 2 11’ 2” x 9’ 4 (3.40M X 2.84M)

FAMILY BATHROOM
Suite comprising low level W.C., wash hand basin and slipper bath understairs storage cupboard. Period style radiator. Step up to snug area. Doorway through to kitchen.

SITTING ROOM
20’ 3” X 18’ 8 (6.17M X 5.69M)
Part glazed double wooden doors from sitting room to the front garden with picturesque views of the Skirrid Mountain, Dawn of Day and the Black Mountains. Window to front to front with stone sill. Stone fireplace housing wood burner. Oak floor. Stairs to first floor with understairs storage cupboard. Period style radiator. Step up to snug area. Doorway through to kitchen.

KITCHEN/DINING AREA
28’ 6” X 16’ 8 (8.68MX 5.08M MAX, 3.07 MIN)
Traditional country style kitchen with wooden worksurfaces and space under for several free standing appliances and cupboards. Built-in double 'Butler' style sink with mixer tap over and tiled splashback, stainless steel extractor hood. Oak flooring. Windows to front and side with stone sills. Plumbing for washing machine and dishwasher. Exposed timbers. White washed feature stone wall. Stable door to side with views onto the side garden and countryside beyond. Open doorway from the kitchen leading to the sitting room. The dining area off the kitchen has windows to the rear and side with stone sills, oak floor, period style radiator and door leading to the snug.

SNUG
14’ 8” X 7’ 4 (4.47M X 2.23M)
Oak flooring. Part glazed double wooden doors to rear. Radiator. Door to study.

STUDY
10’ 9” X 7’ 3 (3.27M X 2.21M)

DOWNSTAIRS BEDROOM 4/POTENTIAL ANNEXE
14’ 1” X 11’ 3 (4.29M X 3.43M)
This room accessed from the Sitting Room and could make a self contained annexe (subject to the necessary planning consents). Window to front with stone sill. Built-in cupboards. Radiator, oak floor. Door to:

EN-SUITE SHOWER ROOM

ENTRANCE
Double doors to the front lead into:

BEDROOM 3
11’0” x 9’ 1 (3.35M X 2.77M)

OUTSIDE
The property is approached via a shared gravelled driveway which leads to the side of the property and around to the rear parking area which provides parking for several vehicles. There is a large store shed/workshop (15’8 x 12’11) with light and power and adjoining wood store. To the side of the property there is a large area with established country garden flower beds including an area of well stocked fruit bushes and an asparagus bed. This area provides views towards the Skirrid and Black Mountains. To the front of the property there is a patio area and further lawn bordered by flower and shrub rockeries and which has extensive views of open countryside towards the Skirrid and Dawn of Day. In total the property has approximately half an acre of land.

PUBLIC RIGHTS OF WAY
There is a footpath that runs to the front of the property. To the side of the property is a farm track belonging to a neighbouring farm and the owners of The Barn have a legal right of way across this track. All rights of way should be verified by your solicitor.

SERVICES
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**FIRST FLOOR LANDING**
Carpeted stairs to first floor. Roof light. Vaulted ceiling with exposed timbers.

**MASTER BEDROOM 14' 7" X 10' 6 (4.44M X 3.20M)**
Roof light. Radiator. Fitted Carpet. Exposed beams. Small picture window to side elevation. Door to:

**EN-SUITE SHOWER ROOM**

**BEDROOM 2 11'0" X 9'1 (3.35M X 2.77M)**

**BEDROOM 3 11'2" X 9'4 (3.40M X 2.84M)**
L-shaped bedroom. Roof light. Fitted carpet. Radiator. Exposed timbers. Double doors to the front lead into:

**BEDROOM 4/POTENTIAL ANNEXE 14'1" X 11'3 (4.29M X 3.43M)**
This room accessed from the Sitting Room and could make a self contained annexe (subject to the necessary planning consents). Window to front with stone sill. Built-in cupboards. Radiator, oak floor. Door to:

**EN-SUITE SHOWER ROOM**

**ENTRANCE**
Double doors to the front lead into:

**SITTING ROOM 20' 3" X 18' 8 (6.17M X 5.69M)**
Part glazed double wooden doors from sitting room to the front garden with picturesque views of the Skirrid Mountain, Dawn of Day and the Black Mountains. Window to front with stone sill. Stone fireplace housing wood burner. Oak floor. Stairs to first floor with understairs storage cupboard. Period style radiator. Step up to snug area. Doorway through to kitchen.

**KITCHEN/DINING AREA**
28' 6" X 16' 8 (8.68MX 5.08M MAX, 3.07 MIN)
Traditional country style kitchen with wooden worksurfaces and space under for several free standing appliances and cupboards. Built-in double 'Butler' style sink with mixer tap over and tiled splashback, stainless steel extractor hood. Oak flooring. Windows to front and side with stone sills. Plumbing for washing machine and dishwasher. Exposed timbers. White washed feature stone wall. Stable door to side with views onto the side garden and countryside beyond. Open doorway from the kitchen leading to the sitting room. The dining area off the kitchen has windows to the rear and side with stone sills, oak floor, period style radiator and door leading to the snug.

**SNUG 14’ 8” X 7’ 4 (4.47M X 2.23M)**
Oak flooring. Part glazed double wooden doors to rear. Radiator. Door to study:

**STUDY 10’ 9” X 7’ 3 (3.27M X 2.21M)**

**DOWNSTAIRS BEDROOM 4/POTENTIAL ANNEXE 14’ 1” X 11’ 3 (4.29M X 3.43M)**
This room accessed from the Sitting Room and could make a self contained annexe (subject to the necessary planning consents). Window to front with stone sill. Built-in cupboards. Radiator, oak floor. Door to:

**SITTING ROOM**
Part glazed double wooden doors from sitting room to the front garden with picturesque views of the Skirrid Mountain, Dawn of Day and the Black Mountains. Window to front with stone sill. Radiator. Exposed timbers. Step down to:

**KITCHEN/DINING AREA**
28’ 6’ X 16’ 8 (8.68MX 5.08M MAX, 3.07 MIN)
Traditional country style kitchen with wooden worksurfaces and space under for several free standing appliances and cupboards. Built-in double ‘Butler’ style sink with mixer tap over and tiled splashback, stainless steel extractor hood. Oak flooring. Windows to front and side with stone sills. Plumbing for washing machine and dishwasher. Exposed timbers. White washed feature stone wall. Stable door to side with views onto the side garden and countryside beyond. Open doorway from the kitchen leading to the sitting room. The dining area off the kitchen has windows to the rear and side with stone sills, oak floor, period style radiator and door leading to the snug.

**SNUG 14’ 8” X 7’ 4 (4.47M X 2.23M)**
Oak flooring. Part glazed double wooden doors to rear. Radiator. Door to study:

**STUDY 10’ 9” X 7’ 3 (3.27M X 2.21M)**

**DOWNSTAIRS BEDROOM 4/POTENTIAL ANNEXE 14’ 1” X 11’ 3 (4.29M X 3.43M)**
This room accessed from the Sitting Room and could make a self contained annexe (subject to the necessary planning consents). Window to front with stone sill. Built-in cupboards. Radiator, oak floor. Door to:

**EN-SUITE SHOWER ROOM**

**SERVICES**
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ENTRANCE
Double doors to the front lead into:

SITTING ROOM
20' 3" X 18' 8" (6.17M X 5.69M)
Part glazed double wooden doors from sitting room to the front garden with picturesque views of the Skirrid Mountain, Dawn of Day and the Black Mountains. Window to front with stone sill. Stone fireplace housing wood burner. Oak floor. Stairs to first floor with understairs storage cupboard. Period style radiator. Step up to snug area. Doorway through to kitchen.

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SNUG
14' 8" X 7' 4" (4.73M X 2.32M)
Oak flooring. Part glazed double wooden doors to rear. Radiator. Door to study.

STUDY
10' 9" X 7' 3" (3.27M X 2.21M)

DOWNSSTAIRS BEDROOM 4/POTENTIAL ANNEXE
14' 1" X 11' 3" (4.29M X 3.43M)
This room accessed from the Sitting Room and could make a self contained annexe (subject to the necessary planning consents). Window to front with stone sill. Built-in cupboards. Radiator, oak floor. Door to:

EN-SUITE SHOWER ROOM
With suite comprising low level W.C. and wash hand basin. Stone shelf. Oak flooring.

FIRST FLOOR LANDING
Carpeted stairs to first floor. Roof light. Vaulted ceiling with exposed timbers.

MASTER BEDROOM
14' 7" X 10' 6" (4.44M X 3.20M)
Roof light. Radiator. Fitted carpet. Exposed beams. Small picture window to side elevation. Door to:

EN-SUITE SHOWER ROOM

BEDROOM 2
11' 0" X 9' 1" (3.35M X 2.77M)

BEDROOM 3
11' 2" X 9' 4" (3.40M X 2.84M)

FAMILY BATHROOM
Suite comprising low level W.C., wash hand basin and slipper bath with claw feet. Oak flooring. Window to front obscured with painted wooden lattice effect covering with beam over. Exposed beams.

OUTSIDE
The property is approached via a shared gravelled driveway which leads to the side of the property and around to the rear parking area which provides parking for several vehicles. There is a large store shed/workshop (15'8 x 13'1) with light and power and adjoining wood store. To the side of the property there is a large lawned area with established country garden flower beds including an area of well stocked fruit bushes and an asparagus bed. This area provides views towards the Skirrid and Black Mountains. To the front of the property there is a patio area and further lawn bordered by flower and shrub rockeries and which has extensive views of open countryside towards the Skirrid and Dawn of Day. In total the property has approximately half an acre of land.

PUBLIC RIGHTS OF WAY
There is a footpath that runs to the front of the property. To the side of the property is a farm track belonging to a neighbouring farm and the owners of The Barn have a legal right of way across this track. All rights of way should be verified by your solicitor.

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SNUG 14’ 8” x 7’ 4” (4.47M X 2.23M)
Oak flooring. Part glazed double wooden doors to rear. Radiator. Door to study.

STUDY 10’ 9” x 7’ 3” (3.27M X 2.21M)

DOWNSTAIRS BEDROOM 4/POTENTIAL ANNEXE 14’ 1” x 11’ 3” (4.29M X 3.43M)
This room accessed from the Sitting Room and could make a self contained annexe (subject to the necessary planning consents). Window to front with stone sill. Built-in cupboards. Radiator, oak floor. Door to:

EN-SUITE SHOWER ROOM

FIRST FLOOR LANDING
Carpeted stairs to first floor. Roof light. Vaulted ceiling with exposed timbers.

MASTER BEDROOM 14’ 7” x 10’ 6” (4.44M X 3.20M)
Roof light. Radiator. Fitted Carpet. Exposed beams. Small picture window to side elevation. Door to:

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• Open plan flexible reception space
• Potential for annexe (subject to the necessary planning consents)
• 4 Bedrooms (master bedroom with en-suite)
• Family Bathroom
• Circa half an acre of gardens and stunning views

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The Barn, Upper Brooks Farm, Walterstone, Hereford, HR2 0PF

The property is a semi-detached barn sympathetically converted to provide spacious and flexible family accommodation offering modern country living whilst retaining period features such as exposed beams, stone window sills, ledge and brace doors and vaulted ceilings. Set in a peaceful rural setting with open countryside views towards the Black Mountains, Skirrid Mountain and Dawn of Day, the property is within 4 miles of the nearby historic village of Longtown with its ruined castle, local shop and country inn and some 4 miles from the larger village of Ewyas Harold where a range of amenities can be found including doctors surgery, dentist, post office, public houses, primary school and places of worship. There is a lawn and patio area to the front of the property and to the side there is an additional lawn and vegetable area with various fruit bushes and an asparagus bed. The accommodation briefly comprises to the ground floor: Sitting room, downstairs bedroom with en-suite shower room (with potential to use as separate annexe), snug, study and open plan kitchen with dining area. To the first floor is the master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. The property is approached via a shared driveway leading to a parking area for several vehicles and a workshop with concrete floor, power and light and attached wood store.

**ENTRANCE**
Double doors to the front lead into:

**SITTING ROOM** 20’3” x 18’8” (6.17M x 5.69M)
Part glazed double wooden doors from sitting room to the front garden with picturesque views of the Skirrid Mountain, Dawn of Day and the Black Mountains. Window to front with stone sill. Stone fireplace housing wood burner. Oak floor. Stairs to first floor with understairs storage cupboard. Period style radiator. Step up to snug area. Doorway through to kitchen.

**KITCHEN/DINING AREA**
28’6” x 16’8” (8.68M X 5.08M MAX, 3.07 MIN)
Traditional country style kitchen with wooden work surfaces and space under for several free standing appliances and cupboards. Built-in double ‘Butler’ style sink with mixer tap over and tiled splashback, stainless steel extractor hood. Oak flooring. Windows to front and side with stone sills. Plumbing for washing machine and dishwasher. Exposed timbers. White washed feature stone wall. Stable door to side with views onto the side garden and countryside beyond. Open doorway from the kitchen leading to the sitting room. The dining area off the kitchen has windows to the rear and side with stone sills, oak floor, period style radiator and door leading to the snug.

**SNUG** 14’8” x 7’4” (4.47M X 2.23M)
Oak flooring. Part glazed double wooden doors to rear. Radiator. Door to study.

**STUDY** 10’9” x 7’3” (3.27M X 2.21M)

**DOWNSTAIRS BEDROOM 4/POTENTIAL ANNEXE**
14’1” x 11’3” (4.29M X 3.43M)
This room accessed from the Sitting Room and could make a self contained annexe (subject to the necessary planning consents). Window to front with stone sill. Built-in cupboards. Radiator, oak floor. Door to:

**EN-SUITE SHOWER ROOM**

**FIRST FLOOR LANDING**
Carpeted stairs to first floor. Roof light. Vaulted ceiling with exposed timbers.

**MASTER BEDROOM**
14’7” x 10’6” (4.44M X 3.20M)
Roof light. Radiator. Fitted Carpet. Exposed beams. Small picture window to side elevation. Door to:

**EN-SUITE SHOWER ROOM**

**BEDROOM 2** 11’0” x 9’1” (3.35M X 2.77M)

**BEDROOM 3** 11’2” x 9’4” (3.40M X 2.84M)

**FAMILY BATHROOM**
Suite comprising low level W.C., wash hand basin and slipper bath with claw feet. Oak flooring. Window to front obscured with painted wooden lattice effect covering with beam over. Exposed beams.

**OUTSIDE**
The property is approached via a shared gravelled driveway which leads to the side of the property and around to the rear parking area which provides parking for several vehicles. There is a large stone shed/workshop (15’8” x 13’1”) with light and power and adjoining wood store. To the side of the property there is a lawned area with established country garden flower beds including an area of well stocked fruit bushes and an asparagus bed. This area provides views towards the Skirrid and Black Mountains. To the front of the property there is a patio area and further lawn bordered by flower and shrub rockeries and which has extensive views of open countryside towards the Skirrid and Dawn of Day. In total the property has approximately half an acre of land.

**PUBLIC RIGHTS OF WAY**
There is a footpath that runs to the front of the property. To the side of the property is a farm track belonging to a neighbouring farm and the owners of The Barn have a legal right of way across this track. All rights of way should be verified by your solicitor.

**SERVICES**
The property has mains electricity and oil-fired central heating. The water is supplied via a bore hole which can be shared by the neighbour (but has not yet been necessary).