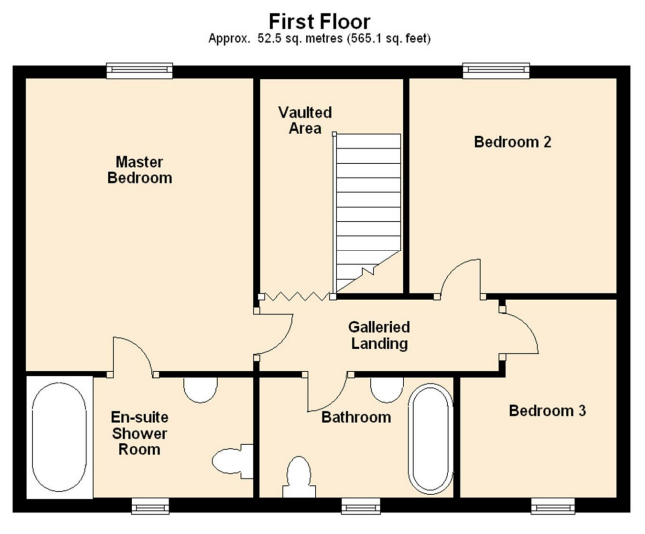
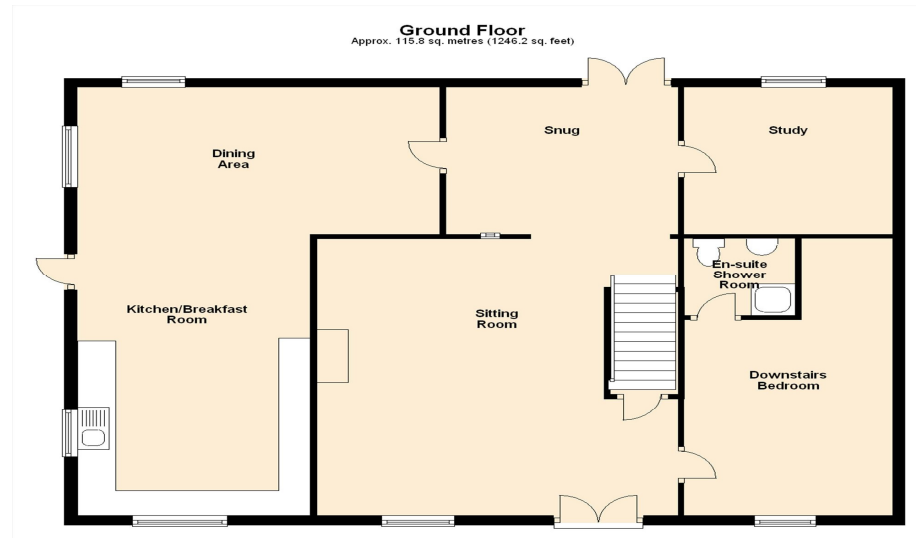


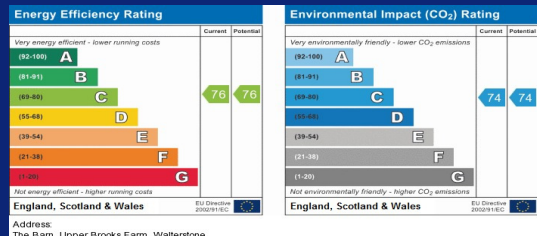
The Barn, Upper Brooks Farm, Walterstone, Hereford, HR2 0PF

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ABERGAVENNY

MONMOUTH

ROSS-ON-WYE

USK

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Double doors to the front lead into:

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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)

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With suite comprising low level W.C., wash hand basin and step-in fully tiled shower cubicle. Radiator. 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:

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

L-shaped bedroom. Roof light. Fitted carpet. Radiator. Exposed timbers.

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.

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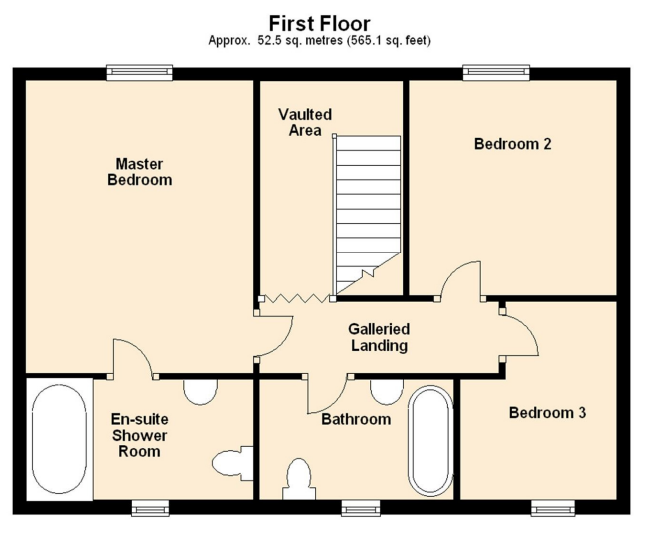
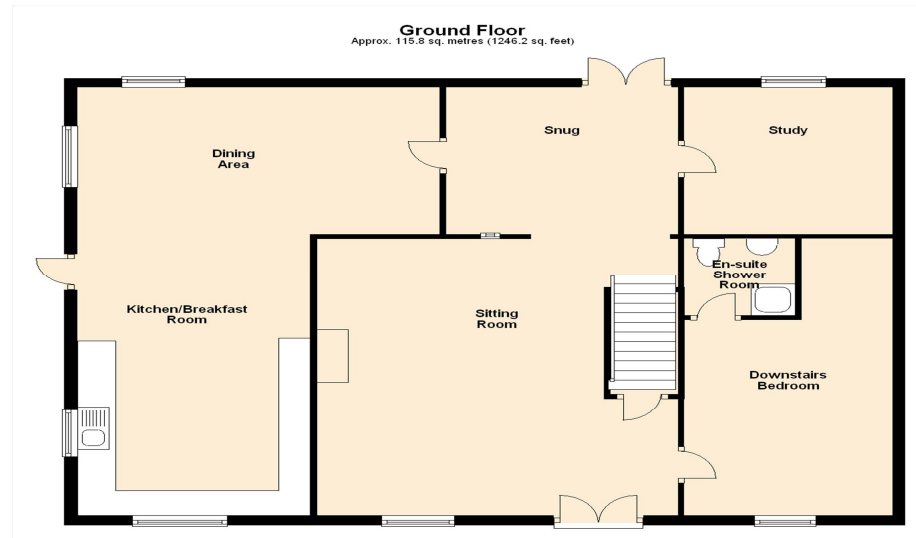
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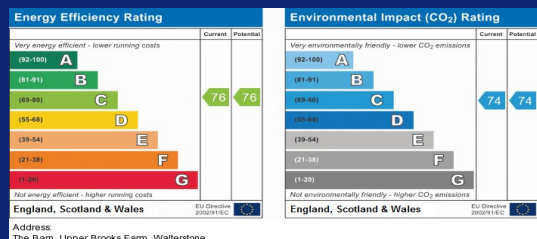
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Carpeted stairs to first floor. Roof light. Vaulted ceiling with exposed timbers.

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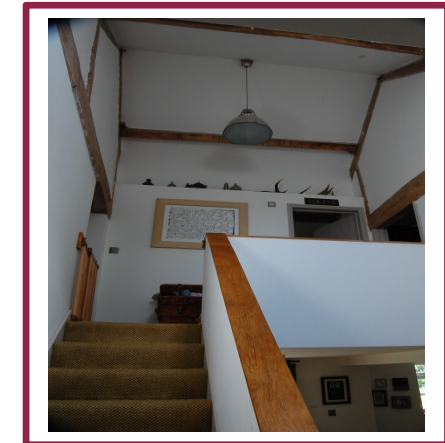
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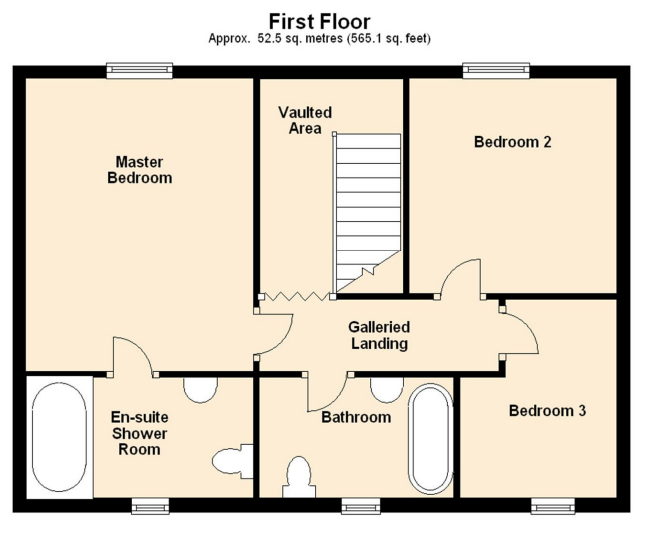
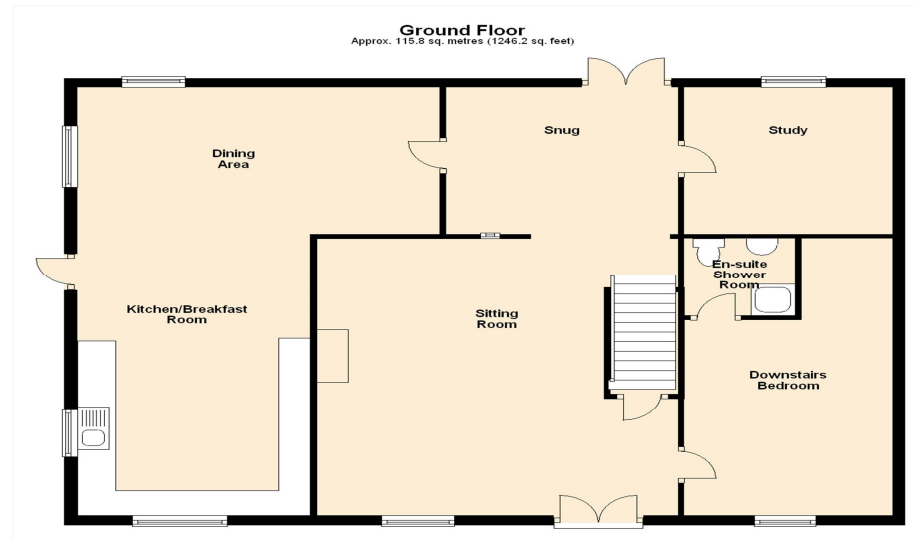
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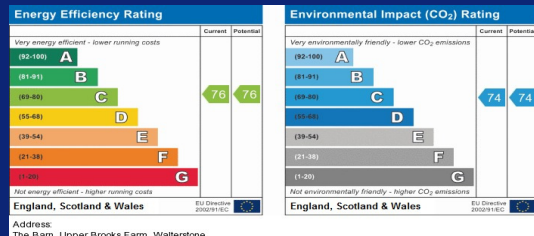
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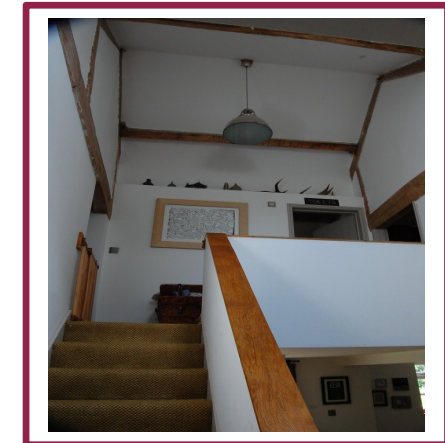
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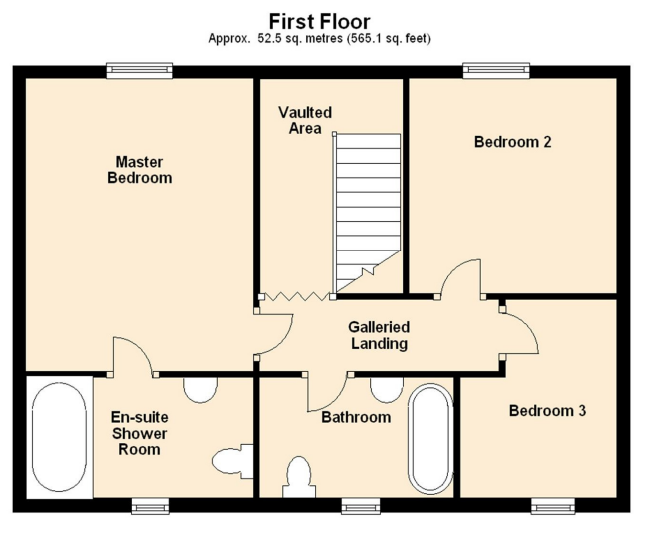
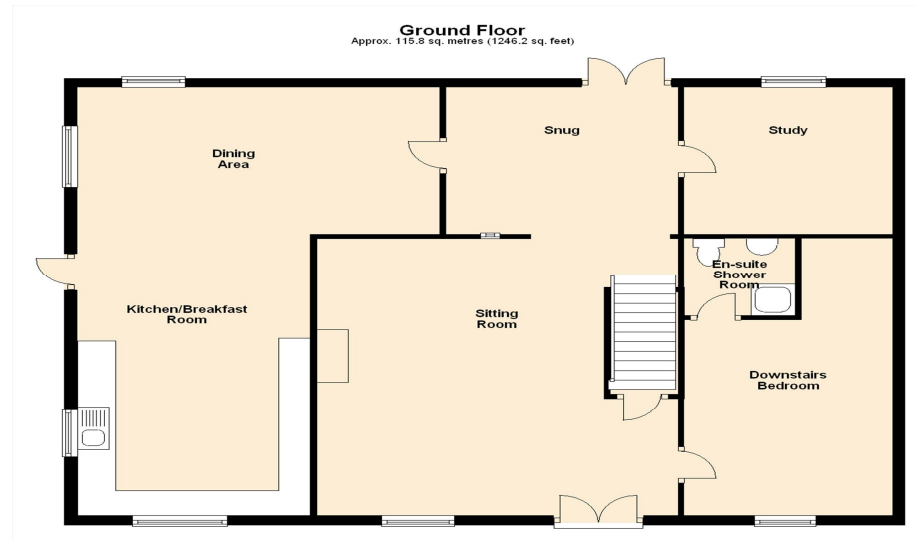
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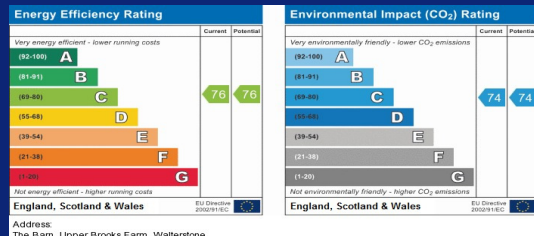
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STUDY 10' 9" X 7' 3" (3.27M X 2.21M)

Oak flooring. Window with stone sill. Recessed shelf. Radiator.

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

With suite comprising low level W.C., wash hand basin and step-in fully tiled shower cubicle. Radiator. 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

With step-in fully tiled shower cubicle, low level W.C. and wash hand basin. Stone shelf. Oak flooring. Roof light. Exposed timbers.

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

Exposed timbers. Roof light. Fitted carpet. Radiator.

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

L-shaped bedroom. Roof light. Fitted carpet. Radiator. Exposed timbers.

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

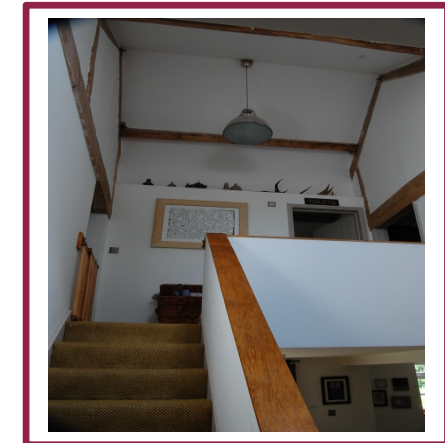
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PUBLIC RIGHTS OF WAY

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SERVICES

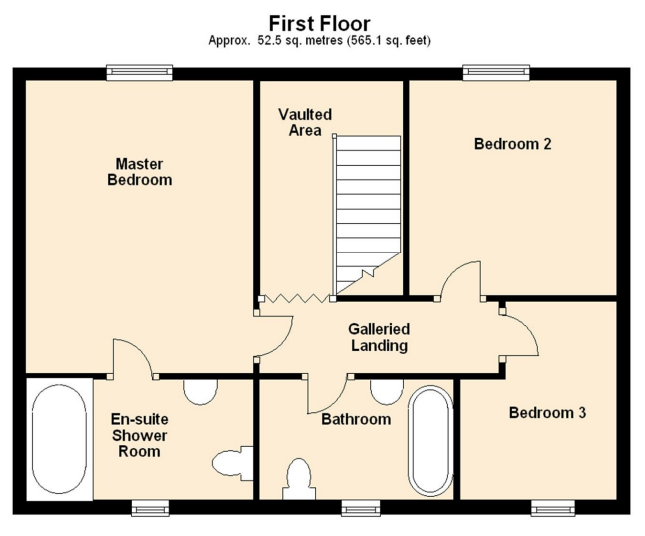
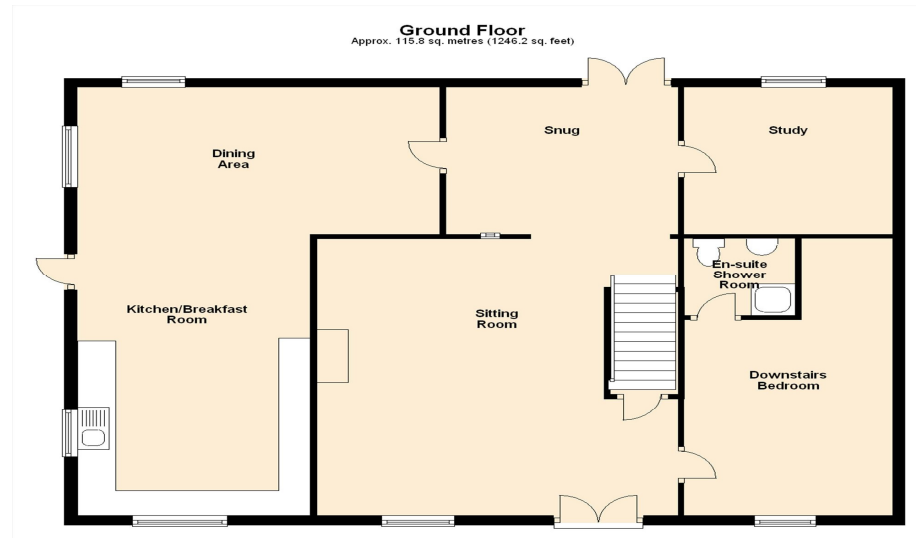
The property has mains electricity and oil-fired central heating. The water is supplied via a bore hole which can be shared by the neighbour (but has not yet been necessary).



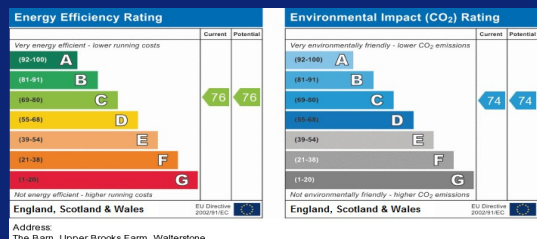
The Barn, Upper Brooks Farm, Walterstone, Hereford, HR2 0PF

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.



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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)
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ABERGAVENNY

MONMOUTH

ROSS-ON-WYE

USK

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 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.

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With suite comprising low level W.C., wash hand basin and step-in fully tiled shower cubicle. Radiator. Oak flooring.

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

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Roof light. Radiator. Fitted Carpet. Exposed beams. Small picture window to side elevation. Door to:

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L-shaped bedroom. Roof light. Fitted carpet. Radiator. Exposed timbers.

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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

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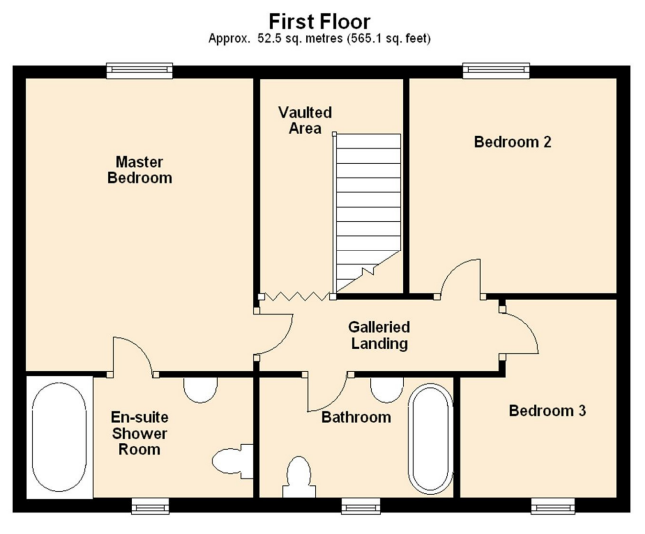
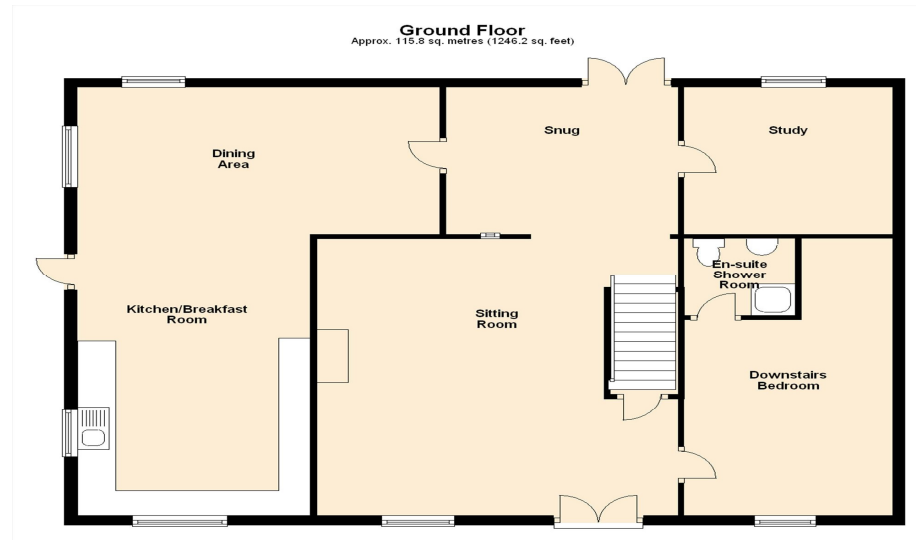
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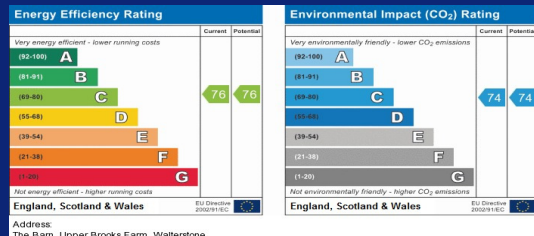
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