



WOODHAY

Walterstone, Herefordshire HR2 0DT



Established 1846

Woodhay

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Guide Price £450,000

In a wonderful rural location, a very attractive detached three bedroom cottage which is beautifully presented and stands in gardens and grounds which extend to approximately 1.5 acres, with stunning far reaching views.

Situation and Description

Woodhay forms part of the scattered rural village of Walterstone, which itself lies within an area of outstanding natural beauty in south west Herefordshire. The property is set well away from main roads and with lovely views to the Black Mountains to the front and extensive views at the rear. It is surrounded by farmland and has excellent local services at larger village of Ewyas Harold (3 miles), and at the village of Longtown (2 miles). More extensive facilities are available at Abergavenny to the south east and at the cathedral city of Hereford to the north. There are some lovely countryside walks right on the doorstep.

Woodhay has been greatly improved by the existing owners and now offers very well appointed three bedroom accommodation which benefits from oil fired central heating and double glazing throughout. From the front entrance porch a door leads through to a large sitting room which is light and spacious with a walk-in bay window at one end and a stylish wood burner in one corner. There is a cosy living room with tiled floor and an attractive fireplace with Clearview wood burner, which is open plan to the breakfast or dining area which in turn leads around to the kitchen. This is beautifully appointed in a Shaker style with a tiled floor and a range of excellent granite working surfaces and include many built-in appliances including a double oven. To the rear of the kitchen there is a utility room with access to a side entrance porch and to the cloakroom as well as enjoying lovely view over the garden to farmland in the distance.

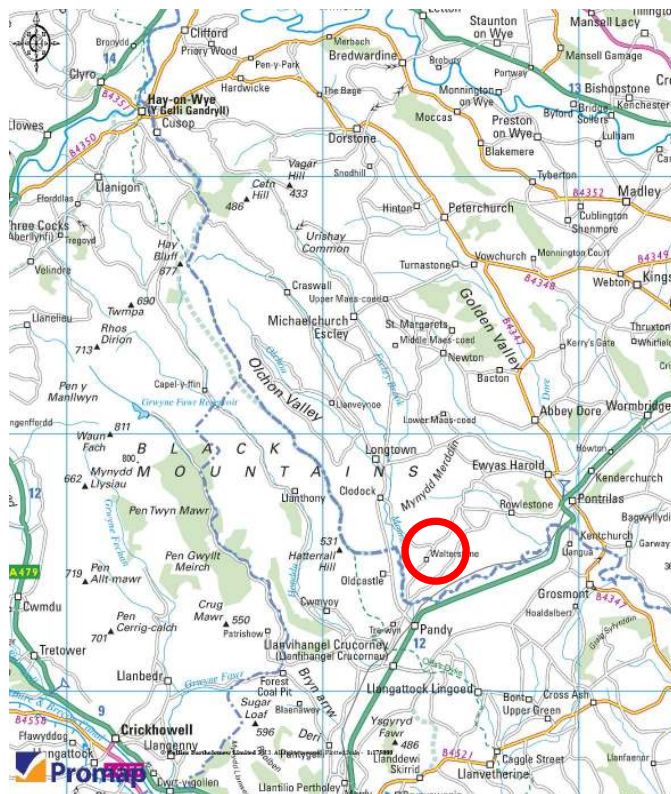
On the first floor there is a very spacious and sumptuous master suite with large bedroom and good size en suite shower room with lovely views to the front to the Black Mountains. This is further supported by two good sized bedrooms and a family bathroom.

The property has gates and parking spaces on either side of the house, the main gardens to the rear are laid predominately to lawn with, again, far reaching views. The outside space benefits from a workshop/woodstore (23ft x 15ft 8) and, to one side and approached by a separate access, there is a further parking area which in turn leads to a concrete hardstanding and a stable block and small yard which is enclosed by post and rail fencing with two loose boxes (11ft 3 x 11ft 4 each) and a tack room 11ft 4 x 5ft 6). This in turn gives access to a small but useful paddock. In total the gardens and grounds extend to approximately 1.5 acres.

Directions

From Hereford proceed on the A465 towards Abergavenny for approximately 9 miles. At Pontrilas take the 2nd right hand turning to Walterstone and Rowlestone. Proceed for 1 mile through Rowlestone and bear left past a farm and continue down the hill before bearing left at the bottom to Walterstone for a further ¼ of a mile. Bear left to Walterstone Common, proceed over the common and Woodhay will be found on the left hand side.

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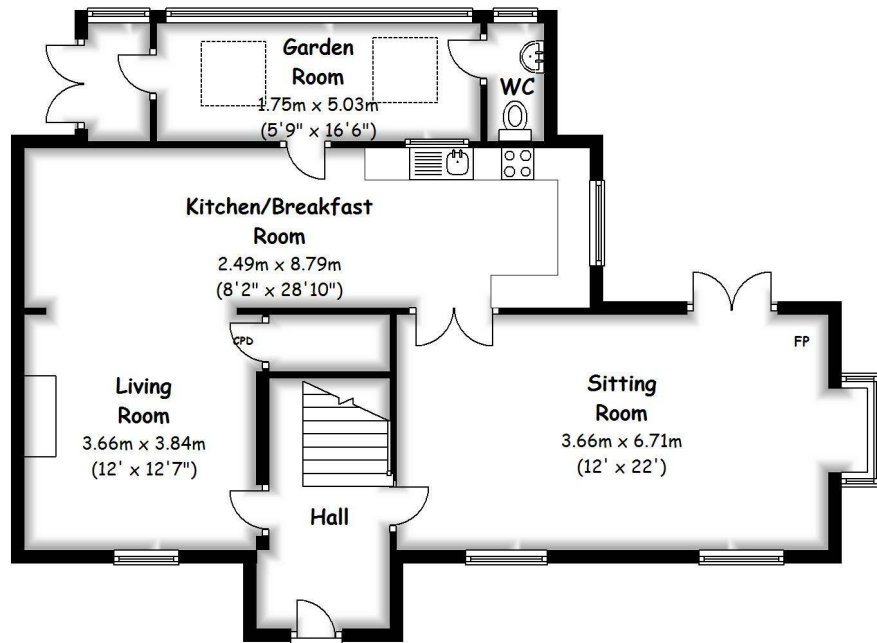






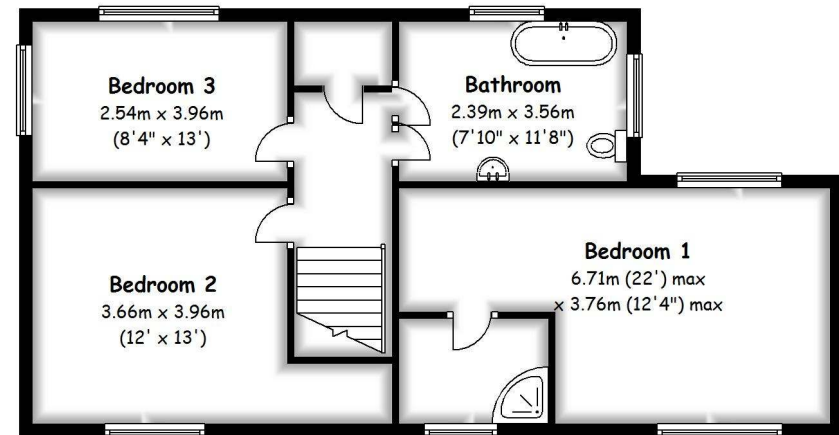
Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



First Floor

Approx. 70.3 sq. metres (757.2 sq. feet)



Total approximately area: 1547 sq ft – 143.7 sq m

Floorplans are for guidance purposes and should not be taken as accurate.

Services and Considerations mains electricity, mains water, oil fired central heating and 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 E. Tenure freehold. Broadband available. EPC F.

Viewing: Strictly through the Agents:
Brightwells, Cathedral Chambers, Broad Street, Hereford HR4 9AS

brightwells.com
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B340 Ravensworth 0870 112 5306

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