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Offa House
Hereford
HR1 2PQ

Walterstone, Hereford

Asking price £599,995















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4 Bedroom Cottage

Rockyfold is an outstanding rural property set in a tucked away location with no near neighbours. The property itself requires a little modernisation and would suit growing families or those wishing to take advantage of the grounds which extend to approximately 2.6 acres.

The accommodation briefly comprises of Entrance Hall, Downstairs Shower Room and Utility, Study / Bedroom 4, Living Room, Sun Room, Dining Room and Kitchen. Off a galleried landing there are three good sized double Bedrooms, a Bathroom and separate WC.

Outside there is a driveway sweeping to the rear, leading to a large Garage which is attached to the cottage and the grounds are broken up into areas of level lawn, a small orchard (formerly a quarry), interesting established woodland and includes a delightful waterfall feature with brook along the boundary.

Situation

For sale for the first time in almost 60 years, Rockyfold offers a unique opportunity of an attractive detached stone cottage, requiring a little modernisation, with interesting grounds of approximately 2.6 acres comprising of level lawns, small orchard, established woodland and the standout feature of a beautiful waterfall and brook along its boundary.

The hamlet of Walterstone lies 16 miles south west of Hereford and 7 miles north of Abergavenny, just over ½ km from Offa's Dyke on the English side. Within the village there is a public house and a wider range of facilities can be found in either Hereford or Abergavenny towns but more locally in villages such as Longtown and Ewyas Harold.

The property lies approximately 2 miles from the A465 Abergavenny Road and therefore has good access, particularly to the south and of course is on the doorstep of the Black Mountains and the many wonderful rural walks which the area has to offer.

Accommodation

Entrance Hall

With door to:

Utility Room

Having space for appliances, window to front and sliding door through to:

WC

With WC and wash hand basin.

Bedroom 4 / Study

Having stone fireplace and double doors into Sun Room.

Living Room

Having a wide range of exposed beams and large stone fireplace with inset wood burner, partially flag stone floor with partial parquet flooring, two windows to the Sun Room, open stairs to the First Floor and door to:

Dining Room

Again having partial flag stone floor, a wealth of exposed beams, stone fireplace with open fire, feature bread oven reveals, window to the rear and door through to:

Kitchen

Having matching range of hand built solid wood base units with work surfaces, sink drainer unit, space for appliances, floor mounted central heating boiler, windows to the side and front and door to front.

Sun Room

A long and narrow room which spans almost the width of the cottage. There are two single exterior doors in either end and French windows in the middle. To the end of the Sun Room steps lead into the Garage via a private door.

First Floor Landing

Having window to the front and doors to:

Bedroom 1

Having windows to both the front and rear and exposed floorboards.

Bedroom 3

Having window to the rear and exposed floorboards.

Bedroom 2

Having window to the rear and exposed timber beams.

Bathroom

Having bath, wash basin, airing cupboard, built in storage cupboards and window to the front.

Separate WC

Having WC and window to the front.

Outside

A generous tarmac drive throughout the front of the property leads to a large open Garage. The remainder of the front is laid to paving and access to the side of the Garage leads onto the rear lawn. The very gently sloping rear lawn leads onto a former quarry where there are numerous fruit trees, all enclosed by established hedging and having separate vehicular access. There is a small patio overlooking the rear garden with easy access to the Sun Room.

The remainder of the ground can be found across a small private driveway where there is a pedestrian footpath and the lane gives access to just one other property. There is a further lawned area and path which meanders down to an attractive brook where the path crosses the brook and can loop back into the property's grounds.

A most attractive feature of this property is the beautiful and well-established waterfall which cascades into a relatively large pool. Upstream, the brook borders the property and the separately accessed, established woodland, which has a variety of fir trees and selection of wild flowers.

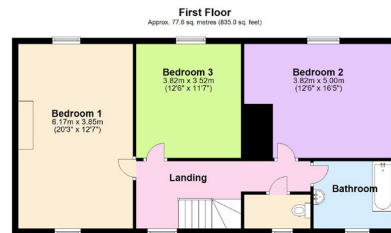
In all the gardens equate to approximately 2.6 acres.

Services

Oil central heating, septic tank drainage, mains water and electricity. Solar panels help to reduce electricity bills and also provide a secondary source of heating water.

Tenure

Freehold.



Total area: approx. 227.0 sq. metres (2443.2 sq. feet)

Floor plan produced for identification only, not to scale.
Plan produced using PlanItUp.