

CHRISTIE

RESIDENTIAL

“THE FOLLY”

WALTERSTONE, HEREFORDSHIRE, HR2 0DT

PRICE £540,000





ABOUT THIS PROPERTY

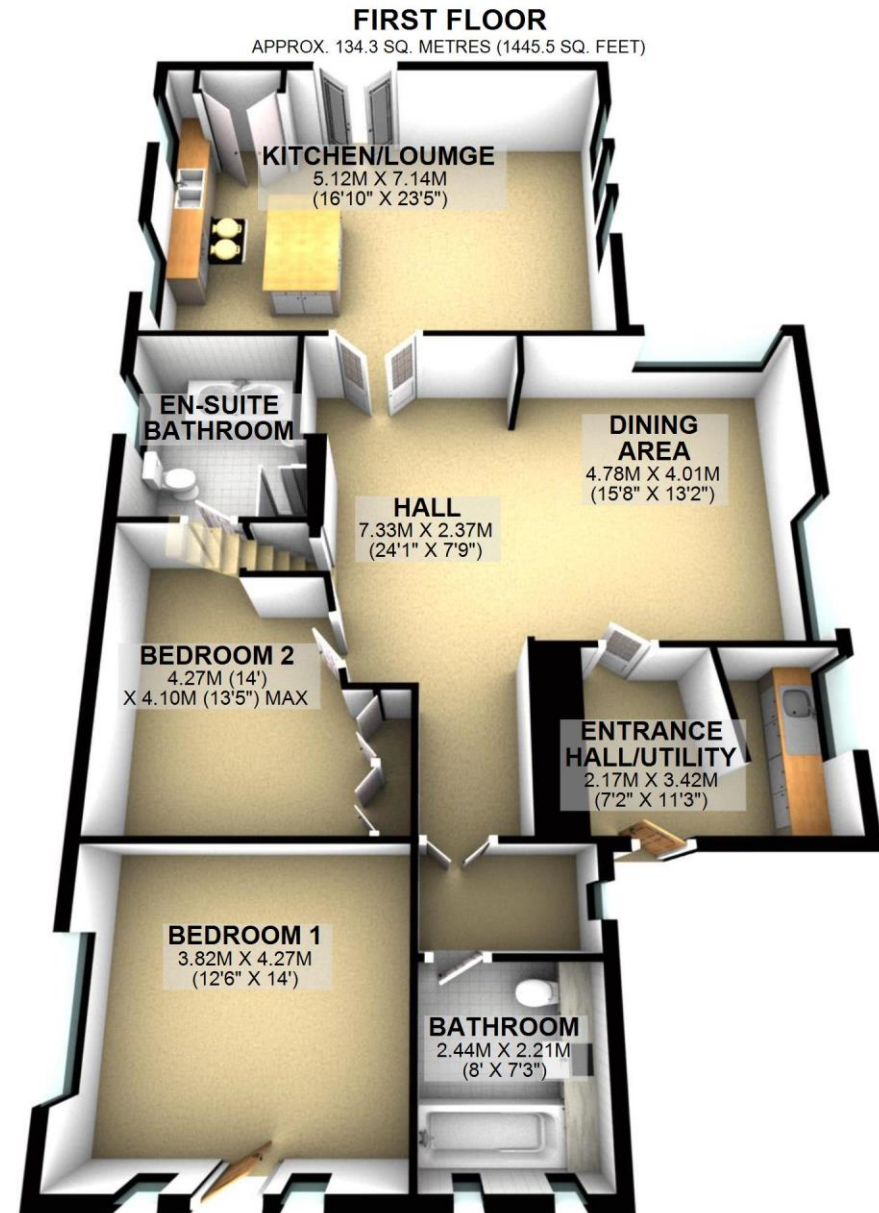
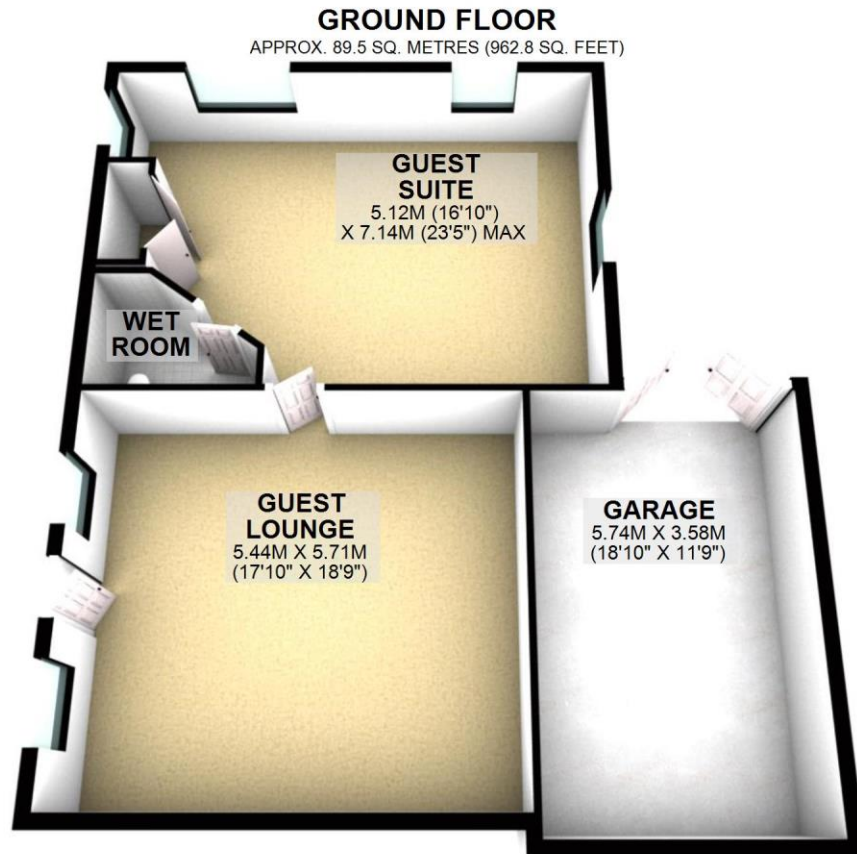
A unique Grade II listed, three bedroom detached barn conversion, enjoying a discreet position in the picturesque Herefordshire hamlet of Walterstone, located on the Wales/England border midway between Hereford and Abergavenny. Converted fifteen years ago and full of character and bespoke features, the property affords extensive and flexible space, and is a home of real charm.

Entering on the upper level, the accommodation comprises a welcoming entrance hall with utility area, leading through to the sunny dining area with dual aspect enjoying views over the garden. Off the dining space is a fabulous semi-open plan kitchen/lounge with feature fireplace and French doors to a small balcony which provides uninterrupted and spectacular vista of the exquisite, rolling Herefordshire countryside. In addition, there is a generous master bedroom with extensive, fitted storage and modern four-piece en-suite bathroom as well as further large double bedroom and stylish bathroom. The accommodation on this level is completed by a useful mezzanine accessed from the hallway which provides space for an office or den.

On the lower level, and accessed separately, is a large guest lounge and 23' bedroom with en-suite wet room. The self-contained nature of the accommodation on this lower floor provides an ideal opportunity for buyers looking for a separate holiday let/Air B & B, or needing multi-generational living.

The property sits in a plot of approximately half an acre surrounded by farmland. It is accessed initially by a farm track that leads to a private tarmac driveway that provides parking for numerous cars and leads to an integral garage/workshop. The gardens are largely laid to lawn screened by a range of mature trees and include a number of seating areas in from which to enjoy the verdant aspect and superlatives views that surround this wonderful home.





TOTAL AREA: APPROX. 223.7 SQ. METRES (2408.4 SQ. FEET)



DIRECTIONS

From Abergavenny follow the A465 towards Hereford for approximately 6 miles then turn left at The Pandy Inn. After about 100 yards, turn right just by a dilapidated green corrugated iron barn, signposted Walterstone Common. Follow the lane for a few hundred yards crossing over the bridge and then turn right. Continue for a mile passing the Vineyard on the right-hand side. After the Vineyard take the next right signposted The Goytree. Following the track and then take the left hand fork over the cattle grid.

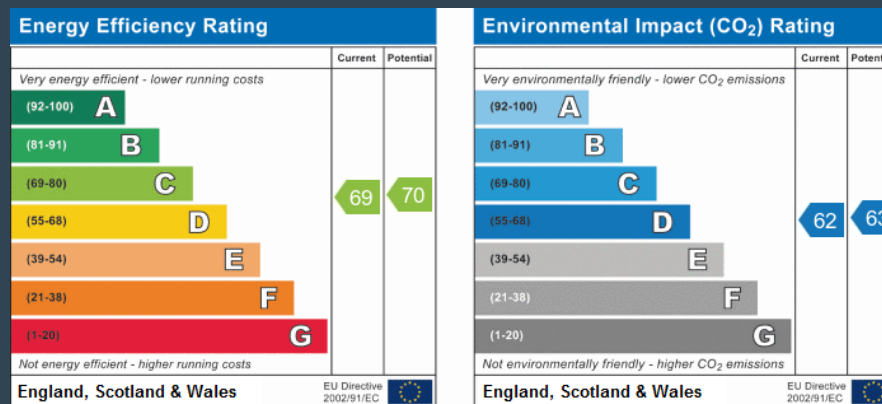
USEFUL INFORMATION

COUNCIL TAX: Band F. The Local Authority is Herefordshire Council - 01432 260500.

SERVICES: We understand that there is an oil fired heating system and that mains electric and water are connected to the property. Drainage is via a septic tank.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.