



Upper Brooks Farm,
Walterstone, Hereford, HR2 0PF

Offers Over
£725,000

**COBB
AMOS**
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Upper Brooks Farm

Walterstone, Hereford

COTTAGE WITH CHARACTER AND BEAUTIFUL RURAL LOCATION.

A truly unique property, situated in the most glorious setting with countryside views. This beautiful five bedroom attached cottage sits in a quiet position close to the villages of Ewyas Harold and Longtown. This home oozes original features in its four reception rooms and outside there is a detached double garage, ample parking and glorious gardens overlooking farmers fields.

- Rural Period Property
- 5 Bedrooms
- 4 Reception Rooms
- 2 Bathrooms + Cloakroom
- Large Gardens with Rural Views
- Detached Double Garage
- Ample Driveway Parking

Directions

Proceed out of Hereford on the A465 Abergavenny road. Continue on this road past Pontrilas and pass the turning for Ewyas Harold. At the grass triangle turn right sign posted for Rowlestone. Continue on this road for approximately 3-4 miles, you will come to a cluster of homes and Upper Brooks Farm is accessed via the driveway on your right.

Introduction

If you are looking for rural living and a spacious, period property that has lots of character then look no further. From the moment you walk through the door your eyes are drawn in every direction as the property has a good layout and is presented very well, its definitely a property that has to be viewed to be fully appreciated. The outside offers good sized gardens, privacy and countryside views over fields where you will see sheep grazing. WE'RE LOOKING FORWARD TO SHOWING YOU AROUND, CALL 01432 266007 TO BOOK YOUR VIEWING.

Property Description

From the moment you enter the property you start to see the period features that show its history, the layout is quite practical and lends itself well to family living, firstly you have two reception rooms, a snug with wood burning stove and the original bread oven, there is then a second sitting room again with a wood burning stove and both rooms have ceiling beams. The utility room has beautiful wooden units, a Belfast sink, space for the washing machine and a door to a courtyard patio area. From the inner hallway you have the dining room that also gives you access to the courtyard patio area and has exposed stone wall, door into cloakroom with toilet and wash hand basin. The kitchen/breakfast room has bespoke, handmade units, space for fridge/freezer, a Belfast sink and a stunning Aga. A door from the kitchen leads you into the main sitting room which has ceiling beams and a fireplace with a wood burning stove and thick slate hearth.

Upstairs the landing gives access to all five bedrooms and the two bathrooms, both have white suites, one is a three piece with bath, toilet and feature wash hand basin and the other is a four piece with a freestanding roll top bath, walk in shower, toilet and wash hand basin.

Gardens & Parking

The gardens are a particular feature of the property as they're of an irregular shape so have interest and are not overlooked so offer great privacy. You have a beautiful courtyard style seating area that leads out to the side where you'll find a wooden five bar gate that takes you into the paddock area. The gardens wrap around to the front where you overlook open countryside and have some lovely seating areas, flower beds and borders and selection of trees.

There is an impressive driveway with raised turning circle and leads you onto a detached double wooden garage with double opening doors and wood store to the side.

Location

The property is set in a lovely rural position approximately 15 miles South of Hereford and 10 miles North of Abergavenny. The nearby village of Ewyas Harold has an excellent array of facilities including: village store, fish and chip shop, butchers, public house, restaurant, doctors surgery, village primary school, vets and various other businesses. The area is surrounded by spectacular countryside with the Black Mountains and Golden Valley all within easy reach, so it is ideal for walkers and anyone who enjoys the outdoors.

Services

Mains electric is connected to the property, private water supply, oil fired central heating and private drainage to a septic tank.

Herefordshire Council Tax Band - E

Tenure - Freehold



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01432 266007 to book your appointment.

