



# Nigel Ward & Co.

CHARTERED SURVEYOR  
LAND & ESTATE AGENT, AUCTIONEER & VALUER

 PrimeLocation.com

The Border Property Centre  
Pontrilas, Hereford HR2 0EH  
Tel: (01981) 240140  
Email: [office@nigel-ward.co.uk](mailto:office@nigel-ward.co.uk)  
Web: [www.nigel-ward.co.uk](http://www.nigel-ward.co.uk)

## WALTERSTONE COMMON, Herefordshire HR2 0DT

Situated amidst unspoilt countryside close to the border with Wales and the Black Mountains and enjoying superb outlooks towards Garway Hill, the Graig Hill and beyond to the Malvern Hills in the far distance. Walterstone Common is a small, scattered community that is nonetheless only about 5 miles from the busy local village of Ewyas Harold with its abundance of amenities and facilities and which has access to the A465 from where Hereford is 10 miles and Abergavenny 13 miles approximately, there being a vast range of facilities including Railway Stations at both of these centres as well as a dual-carriageway connecting to the national motorway network at the latter.

### Sale Particulars of:

A Detached character Stone built Farmhouse in need of renovation standing in grounds of 1.2 acres (or thereabouts)



### LODGE FARMHOUSE

The property is constructed of local stone, part rendered standing under a simulated slate roof and with a stone tiled roof to the entrance porch. The accommodation; which possesses very great character, retains many of the original features including stone fireplaces, part exposed stone walls, exposed beams and timbers. Notwithstanding the old features, oil fired central heating is installed, the accommodation provides all of the essentials for modern day living but would benefit from improvement, it currently comprises:



## On the Ground Floor:

Part obscure glazed front door to

ENTRANCE PORCH with casement window to either side, solid floor, exposed stone walls, 8'1" x 3'6" wide part obscure glazed front door to

ENTRANCE HALL with solid floor having fitted carpet, one double panel radiator, one 8'7" x 4'10" double power point, telephone point and stairs leading off. Stripped Pine doors lead off to



### SITTING ROOM 20'8" x 13'3"

enjoying front and rear aspects and having a solid floor with beige carpet. A major feature of this room is the stone fireplace with a massive Oak lintel over having a salt storage niche to one end, the fire recess has an old bread oven door installed as well as a "Jotul" wood-burning stove on the flagstone hearth. Unusually, to either side of the fireplace are arched deep recesses. There is one single panel radiator and two double power points. A doorway gives access directly to the Farmhouse Kitchen.

### LIVING ROOM 15'3" x 12' min.

with front aspect, beige fitted carpet, exposed beams and rafters, chamfered beam. A door from the exterior has been blocked with masonry and now has shelving to the recess. A stone fireplace with Oak lintel, a bread oven recess and flag-stone hearth houses a "Villager" wood-burning stove. There is an Oak window seat, uPVC framed window, four double power points, four wall light points and one double panel radiator. Door connecting with the



### FARMHOUSE KITCHEN

23'2" x 7' min and 8'5" max.

with view over the rear garden, solid floor, part exposed stone walls, exposed beams and rafters, range of beige, Oak trimmed kitchen units comprising base units with drawer and cupboard space, working surfaces and inset single drainer stainless steel sink unit with mixer tap. Oil fired "Rayburn Royal" having back boiler connected to the hot water system, four double power points and electric cooker point. To one end is the

Dining Area with fitted brown carpet and convenient doorway to the Sitting room. One step down and a part glazed door lead to the -

UTILITY ROOM/ REAR ENTRANCE WAY with concrete floor, double drainer stainless steel sink unit and plumbing for automatic washing machine. "Worcester 9'3" x 11'7" (main area) Danesmoor 15:19" oil fired central heating boiler, one single panel radiator, two double and one single power points and telephone point. Part glazed door to exterior.

Stairs to On the First Floor:

LANDING with views over the rear garden, fitted brown/beige carpet, boxed beam 14'7" x 7'1" (incl. stairwell) and one single power point.

**BEDROOM (1) 13'4" x 9' plus recess**



a double room with front aspect and lovely outlooks, exposed beam and rafters, exposed timbers, bedroom fireplace with stone surround and original cast iron range style fire basket. Oak window sill, uPVC window, deep recess with panelled doors opening to reveal a good sized wardrobe/cupboard with hanging space. Fitted mauve coloured carpet, one double panel radiator and four double power points.

**BEDROOM (2) 13'7" x 10'5"**

another double room with front vista towards the Graig Hill. Part exposed stone walls, Oak and Elm floor boards, exposed beam and timbers, one single panel radiator, bedside two-way string-pull light switch and two double power points. Airing Cupboard with factory insulated hot water cylinder having standby immersion heater and alcove to one side.



**BEDROOM (3) 13'9" x 10'5"**

a double room with view to rear, exposed beams and timbers, blue fitted carpet, one single panel radiator and two double power points,

**BEDROOM (4) 13'6" x 11'9"**

another double room with rear aspect, boxed beam, large recessed cupboard and hatch to roof space. Bedside two-way string-pull light switch, one single panel radiator and two double power points

## BATHROOM

with part Oak boarded floor with good patina, exposed beam and heavy Oak window sill. White bathroom suite of closed coupled low flush w.c., boxed roll edged cast iron bath and pedestal wash hand basin (h & c) with white glass splash-back. One single panel radiator.

## OUTSIDE



The property is approached over a stone surfaced driveway leading to the rear, adjacent to which is a grass paddock. The gardens, which are virtually level, are enclosed by a combination of hedges, fences and dry stone walls and are mainly down to lawn with various well-established mature trees including Magnolia, Lilac, Maple and Beech. There is a small orchard area with fruit trees whilst nearby is a stone built former Earth Closet, ideal for use as a garden store. To the immediate front of the property is a concrete forecourt area with low stone walls. A field gate opens from the front lawn to a small paddock, home to an ancient Oak tree, the spreading boughs providing shade and shelter, this area taking full advantage of the far-ranging views and ideal for the keeping of poultry or livestock.

## SERVICES

Mains electricity and water are connected. Private drainage system. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

## TENURE

Freehold

## POSSESSION

Vacant Possession will be available upon completion.

## OUTGOINGS

The property is banded in "Band D" for council tax purposes.

## RIGHTS OF WAY, ETC.

The property is sold subject to and with the benefit of any easements, wayleaves and rights of way which may exist. In particular the property is sold with the benefit of a right of way for access for a short distance over Walterstone Common.



**PRICE** Offers in the region of £475,000 are invited.

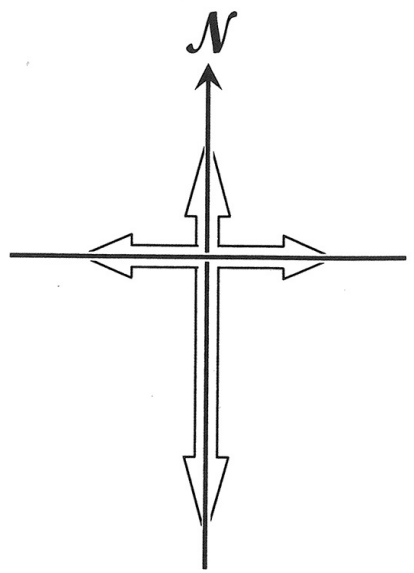
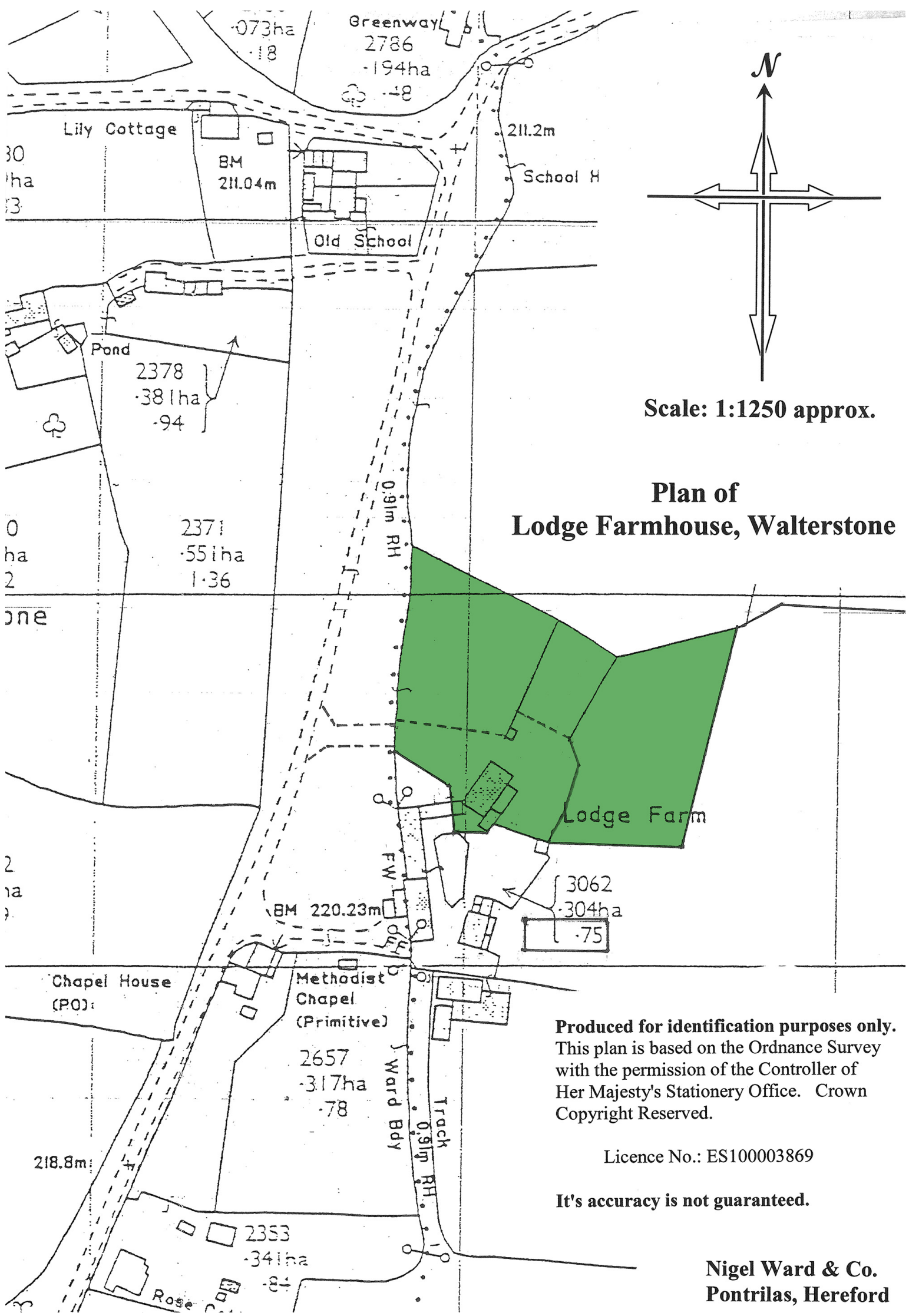
**VIEWING** Strictly by Appointment through the Sole Agents.

**APPROACH** The property is best approached from Abergavenny by taking the A465 Hereford Road, through the village of Pandy and turning left adjacent to the Pandy Inn, signposted Walterstone and Longtown. Proceed round the right hand bend and then take the next turning right, just before a green barn and signposted Walterstone 1 ½ miles. Continue along the road and take the next turning right immediately after the former Allt-yr-ynys Hotel. Proceed up the hill for 1 ¾ miles and Lodge Farmhouse will be seen adjacent to the common, set back on one's right hand side, shortly after a large stone barn.

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- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to, are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- d. The Plan is based upon Ordnance Survey Maps, amended by the Agents and is produced for the convenience of purchasers only. It, the particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at law.



Scale: 1:1250 approx.

## Plan of Lodge Farmhouse, Walterstone

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**Nigel Ward & Co.**  
**Pontrilas, Hereford**