



GREENWAY
Walterstone HR2 0DT



Available to the open market for the first time in 40 years, an extended detached cottage in a delightful rural location, set in attractive gardens with its own adjoining field, in all extending to just under 3 acres.

Guide Price £495,000



Situation and Description

Greenway forms part of the hamlet of Walterstone Common which is set well away from main roads in a tucked away but not isolated location. The nearby village of Ewyas Harold (4 miles), has a thriving community and offers a village store, post office, doctors' surgery, veterinary surgery, an excellent primary school, butchers and two popular inns. More extensive facilities can then be found at the thriving market town of Abergavenny (9 miles) and at the cathedral city of Hereford (15 miles), with both offering an excellent range of services, as well as road and rail links to other parts of the country.

This much-loved cottage is available to the market for the first time in 40 years and was extended and improved by the previous owners to offer very comfortable living space, which still retains a number of original features. Now in need of some improvement, Greenway offers an excellent opportunity for the discerning buyer, and includes a large garden and adjoining field, which offer potential for a variety of uses.



On arrival, an enclosed porch leads to a traditional sitting room, which has exposed timbers, an original fireplace and range at one end, wall and ceiling lights, radiator and a door through to a central hallway. From here access can be gained to a useful ground floor shower room and a large utility/boot room which has a double drainer sink unit, plumbing for a washing machine, a stable door to the gardens, and a GEC Nightstor 100 electric boiler, which services the radiators.

Also accessed from the hall is a spacious and well-equipped kitchen/breakfast room, which has a range of fitted cupboards and drawers, a twin bowl sink, a 4-ring electric hob with extractor over, a Hoover double oven, double glazed windows on three sides overlooking the gardens and a stable door to outside.

From the inner hall a half turn staircase leads up to the first floor and a good-sized landing with built-in airing cupboard. There are then four individual bedrooms with one currently used as a first floor sitting room to make the most of the outlook over the gardens. The bedrooms vary in size and are supported by a well-equipped family bathroom. A second enclosed staircase from the sitting room also



provides independent access to the first floor and two of the bedrooms.

Outside

Greenway is beautifully situated and occupies a lovely rural position in south-west Herefordshire. The property is approached by its own private driveway which leads to a useful, detached garage, (20' x 10'), with up and over door and door to side. A pathway then leads down to the cottage, passing very attractive and well-established gardens that extend to approximately 0.48 acres. The gardens are laid to lawn and include a variety of trees and shrubs and are well enclosed and private with a patio and summerhouse. Pathways lead around to the front of the house, where a door opens into the former wash house (also known as the bread oven room). Featuring an original bread oven, this characterful space provides useful additional storage.

At the rear of the garden a gate leads into a very useful field approximately 2 acres which has its own access from the lane and would be ideal for equestrian, or other uses. The field slopes away and enjoys lovely views over a small valley and includes a small, corrugated barn in one corner.

Services and Considerations

Mains electricity, private drainage and electric heating.

The hot water is supplied independently by an immersion heater with a timer control.

Tenure Freehold

Council Tax Band D / EPC Rating F 37/66

Broadband & Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.



Kitchen/Breakfast Room / Sitting Room / Boot Room & Shower Room

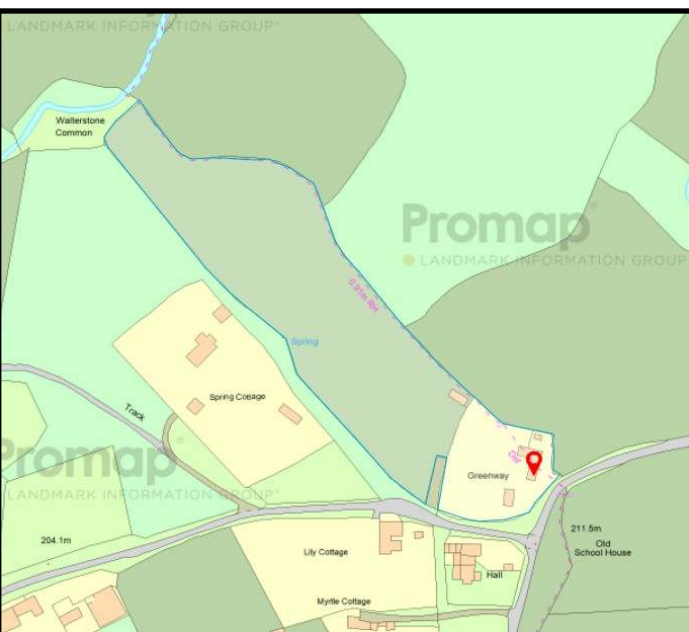






Three of four bedrooms with supporting bathroom

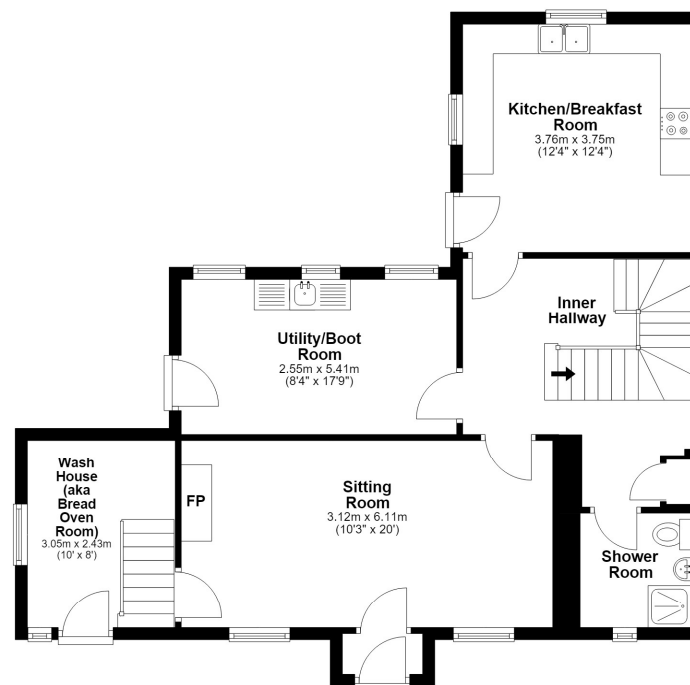




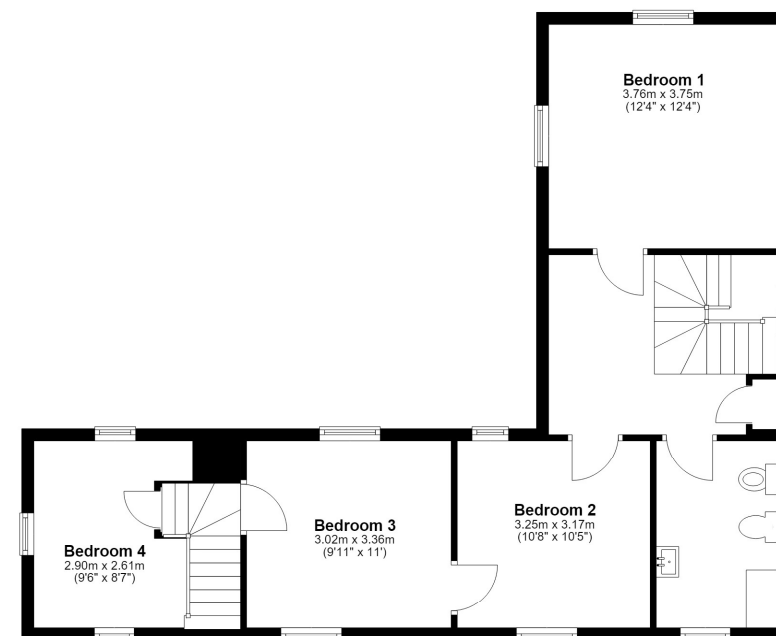
Directions

What3Words///regular.newer.fairy
From Hereford proceed on the A465 signposted to Abergavenny and after approximately 12 miles turn right at Pontrilas towards Rowlestone. Continue into Rowlestone hamlet and bear left, passing the farm on the left-hand side and go down the hill. At the bottom turn left and continue for approximately 1.5 miles before turning left to Walterstone Common. Proceed for a further mile and Greenway will be found on the right-hand side.

Ground Floor



First Floor



Total area: approx. 139.6 sq. metres (1503.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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