



UPPER HOUSE FARM

Walterstone, HR2 0DT



Upper House Farm
Walterstone
Herefordshire
HR2 0DT



Enjoying open views to the Black Mountains, a very comfortable farmhouse in a tucked away location, well supported by practical outbuildings, along with gardens, orchard and land extending in all to approximately 15 acres.

Guide Price £985,000

Situation and Description

Set well away from main roads and forming part of the scattered community of Walterstone, Upper House Farm is beautifully situated at the end of a long drive with just one immediate neighbour. Quietly located, the house and gardens face south and west and enjoy open views to the Black Mountains. A short drive away lies the thriving village of Ewyas Harold (4 miles), which has 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 Abergavenny (9 miles) and Hereford (15 miles) with both having road and rail links to other parts of the country.

Once a working farm, Upper House is now a very comfortable detached private residence which has been improved and extended by the current owners to offer both comfort and practicality. The house retains many of its original features and has a very impressive sitting room with exposed timbers and stone fireplaces but also enjoys more contemporary benefits provided by a modern kitchen extension with underfloor heating and a beautifully appointed family bathroom on the first floor. There are then four good bedrooms, including a comfortable master suite with its own private bathroom.

On arrival at the property, a private drive passes two wildlife ponds and leads to a parking and turning area to the front of the house. The gardens then sweep around one side and are laid mostly to lawn with a variety of fruit and other trees along with shrubs, floral borders and a kitchen garden. The addition of a garden studio and potting shed offers a quiet space to relax or work, and the gardens generally are very private and offer plenty of space whilst enjoying the backdrop of a stunning landscape.

The private drive also leads around to the other side of the house and to an open double garage at the rear, as well as a two-storey building which offers storage, workshop and office space but could be converted to an annex subject to approval. In addition, the owners have invested in a large and modern steel framed

enclosed tractor shed which has power and lighting with three sets of doors.

Accessed from the drive the land is then divided into two fields which are well fenced and currently used for grazing. Each have their own water supply, and they would be ideal for equestrian or other uses. The western boundary of the property is marked by a small stream with attractive mixed hardwoods and wildflowers. Both banks of the stream are within the curtilage for approximately half its relevant length.

Services and Considerations

Mains electricity and mains water

Oil fired central heating

Private drainage

Tenure freehold with vacant possession upon completion.

All measurements are approximate.

Upper House Farm is approached by a shared private driveway and then by its own private drive.

Council Tax Band E

EPC Rating E 43/76

Broadband <https://checker.ofcom.org.uk/>

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

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

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.





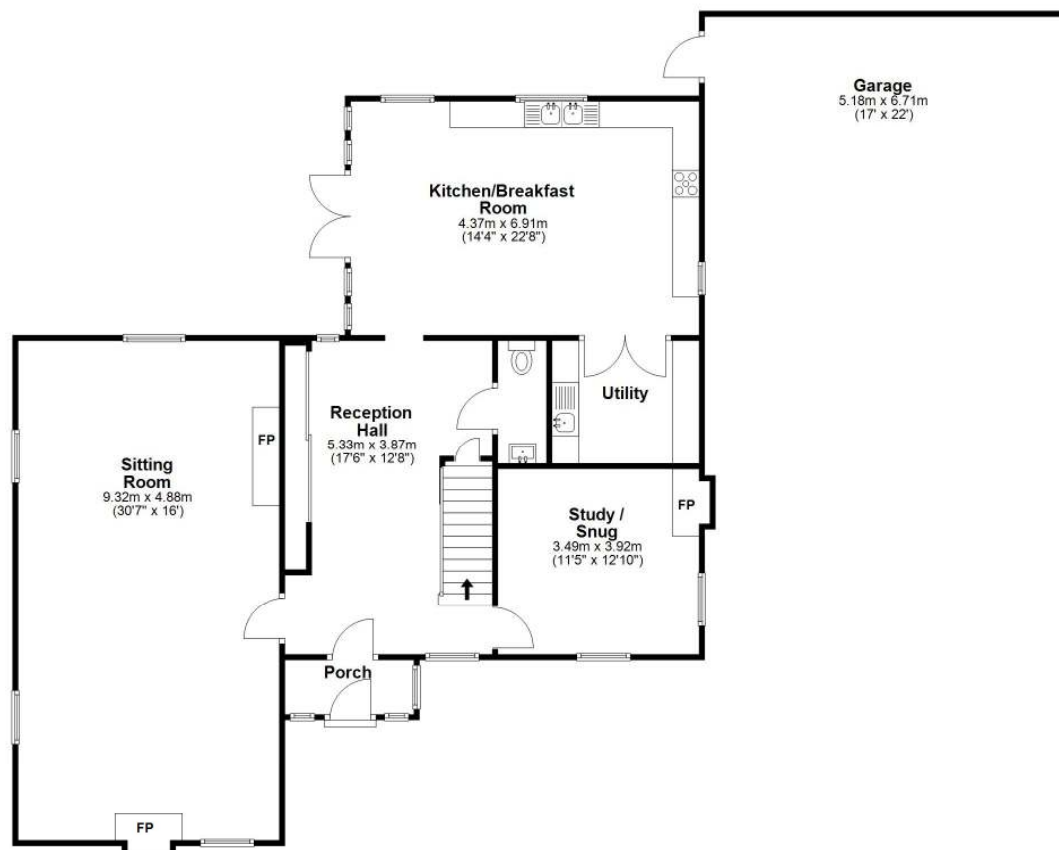




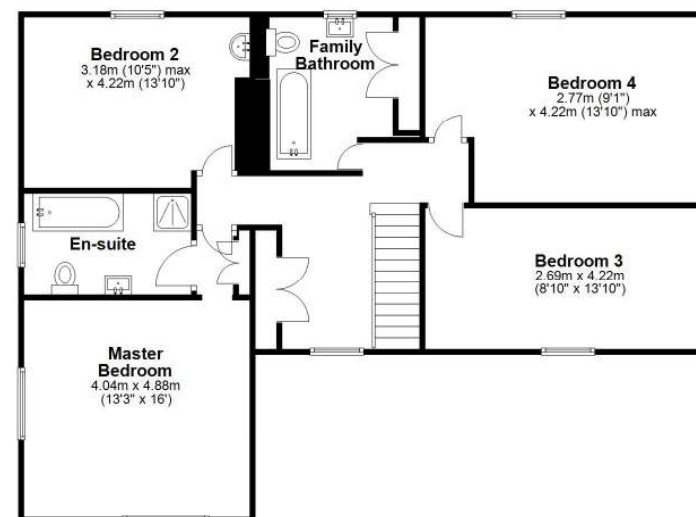
Hall with stairs leading to landing and one of four bedrooms with supporting bathroom



Ground Floor



First Floor



Total area: approx. 239.3 sq. metres (2575.6 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.

Brookes Bliss

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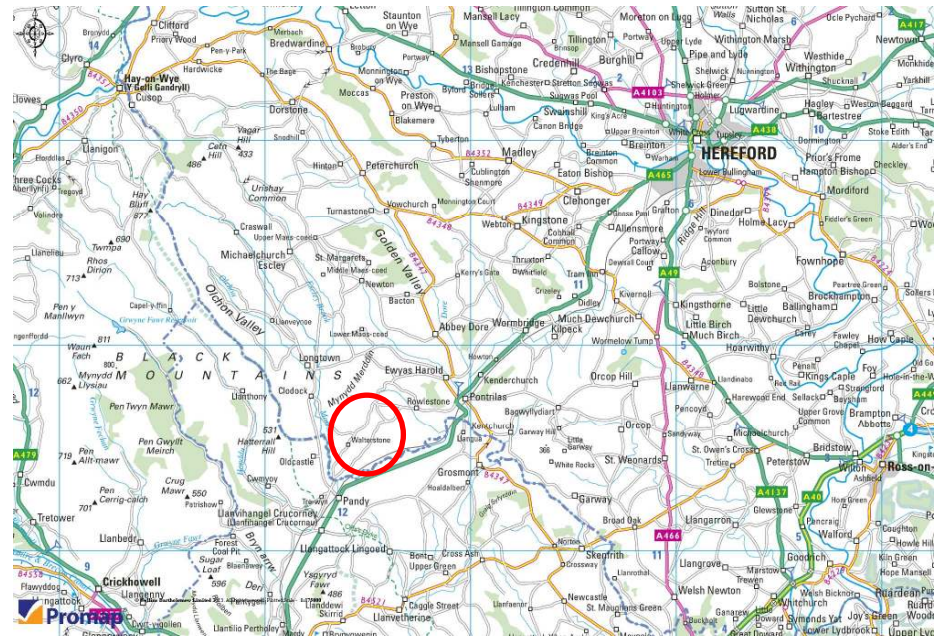
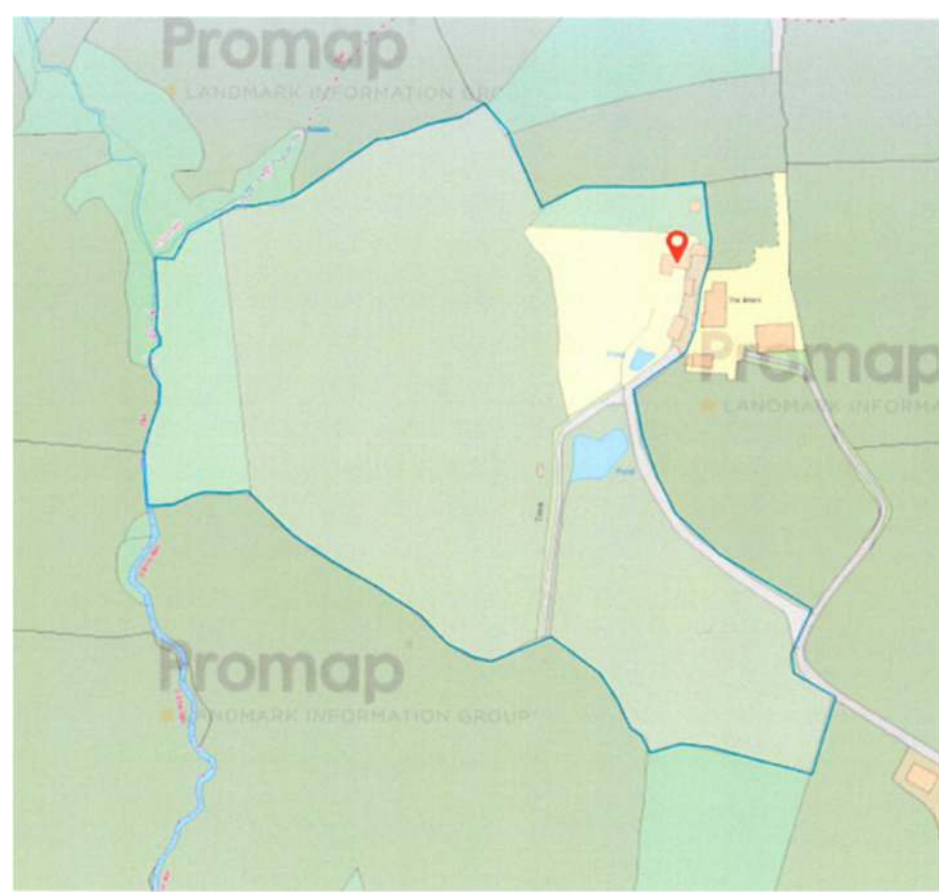
Tel: 01432 343800

sales@brookesbliss.co.uk

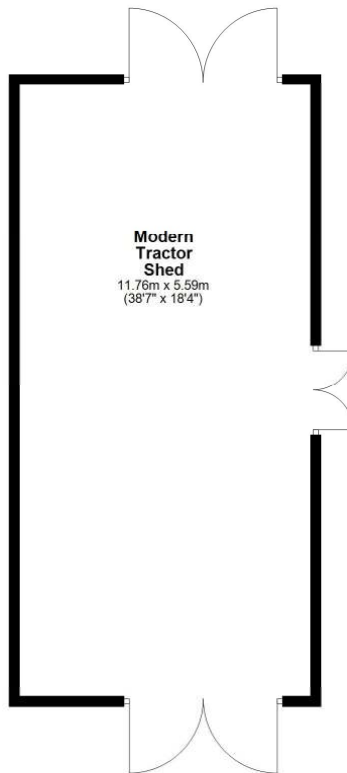
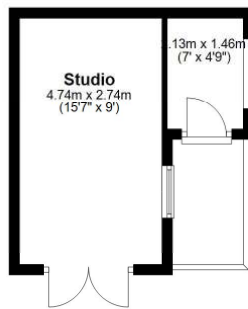
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[rightmove](https://www.rightmove.co.uk)

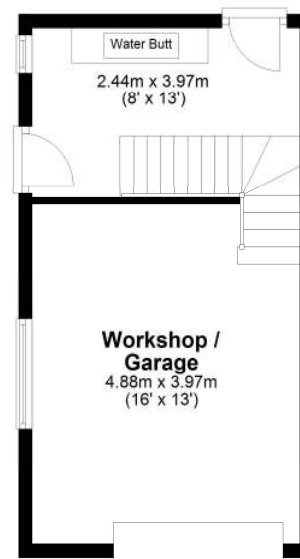
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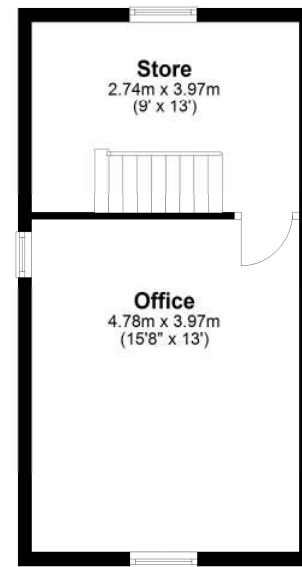
Modern Tractor Shed & Studio



Ground Floor - Workshop



First Floor - Office



Total area: approx. 59.7 sq. metres (642.7 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.

Total area: approx. 82.0 sq. metres (883.0 sq. feet)

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Directions

[W3W///tasteful.handbags.clipboard](https://www.tasteful.handbags.clipboard.com/)

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. After a further ¼ of a mile turn right into a private lane and proceed past the bungalow and then where the lane divides keep left for Upper House.



