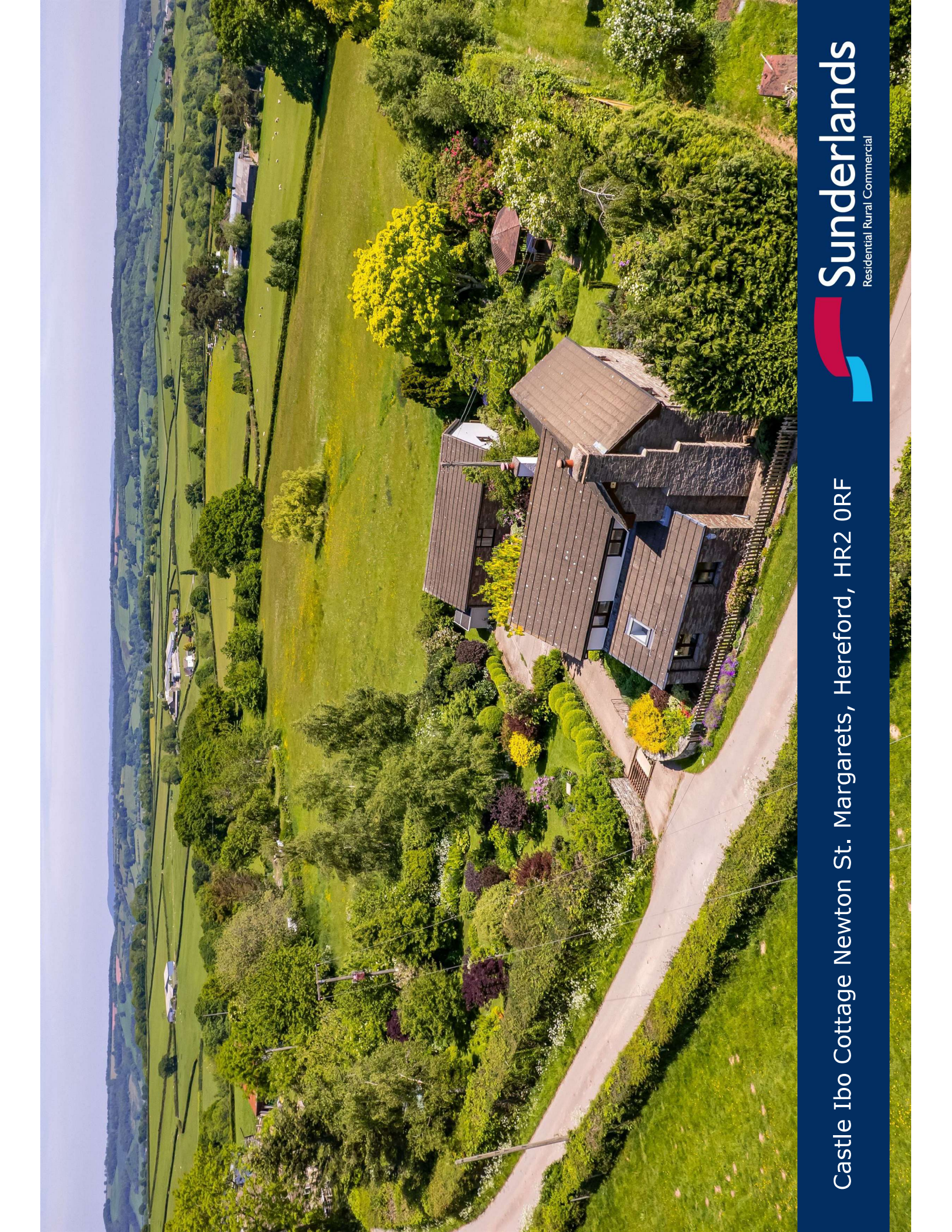




Castle Ibo Cottage Newton St. Margarets, Hereford, HR2 0RF



Sunderlands
Residential Rural Commercial



Castle Ibo
Newton St Margarets
Hereford
HR2 0RF

Summary of Features

- Detached cottage
- Three bedrooms
- One bedroom annexe
- 5.7 acres of pastureland
- Sought after rural location
- Well presented throughout

Asking Price: £800,000

Nestled in the picturesque south west region of rural Herefordshire, this charming character property offers a unique blend of rural tranquillity and modern living. Occupying an elevated position with far reaching views towards the Black Mountains to the west and the Malvern hills to the east, this beautifully presented detached property sits within more than 6 acres of gardens and grounds. The original stone built house has been much extended and remodelled over the years whilst retaining many of its original features and character and the accommodation now includes a superb detached ground floor annexe providing opportunities for multi-generational living, guest accommodation or possible rental potential. The main property is arranged over two floors with oil fired central heating and double glazing throughout and briefly comprises on the ground floor, a boot room, utility/shower room, kitchen breakfast room and four reception rooms. On the first floor, the landing provides access to three double bedrooms and a family bathroom. The detached annexe is fully double glazed with electric heating and has a fully fitted kitchen, living room, double bedroom and shower room. Both properties sit within stunning, beautifully landscaped gardens with an adjoining pasture of 5.76 acres, ideal for those with a love of nature or equestrian interests. The expansive grounds provide a perfect backdrop for relaxation and recreation, making it a true haven for nature lovers. The property is accessed via a country lane, into a drive with parking for multiple vehicles. On the opposite side of the lane is a single garage (5.50 x 3.74) and triple bay log store. This well-presented home is a rare find, combining character and charm with modern amenities, making it an ideal choice for those seeking a peaceful lifestyle in the heart of the Herefordshire countryside.

Location

Newton St Margarets is a scattered rural hamlet approximately 1.5 miles from Michaelchurch Escley with its well-regarded primary school, village hall and sports pavilion and 4 miles from Peterchurch which

offers a range of facilities including village shop, post office, doctors surgery, a pub and restaurants. The property benefits from lying within the catchment area for the Ofsted Outstanding Fairfield High School. The larger regional centres of Hay on Wye (9.5 miles) famous for its annual Literary Festival and Hereford (12 miles) offer a wide range of social, shopping and leisure facilities.

Accommodation

Double glazed front door leads to -

Boot Room

Complete with tiled floor, underfloor heating, double glazed Velux window, Neptune base units with solid oak work top, freezer space and a west facing window looking towards the Black Mountains. Loft access. From the boot room doors lead to

Cloak Cupboard

With internal light and plenty of storage space for coats, shoes, etc.

Utility/Shower Room

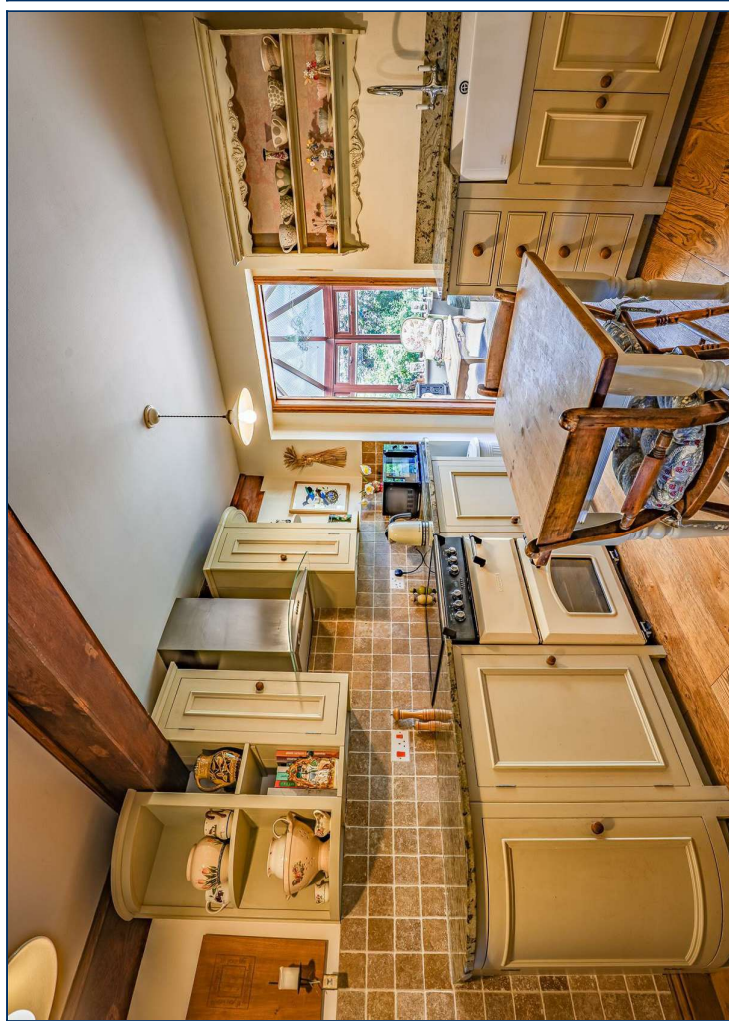
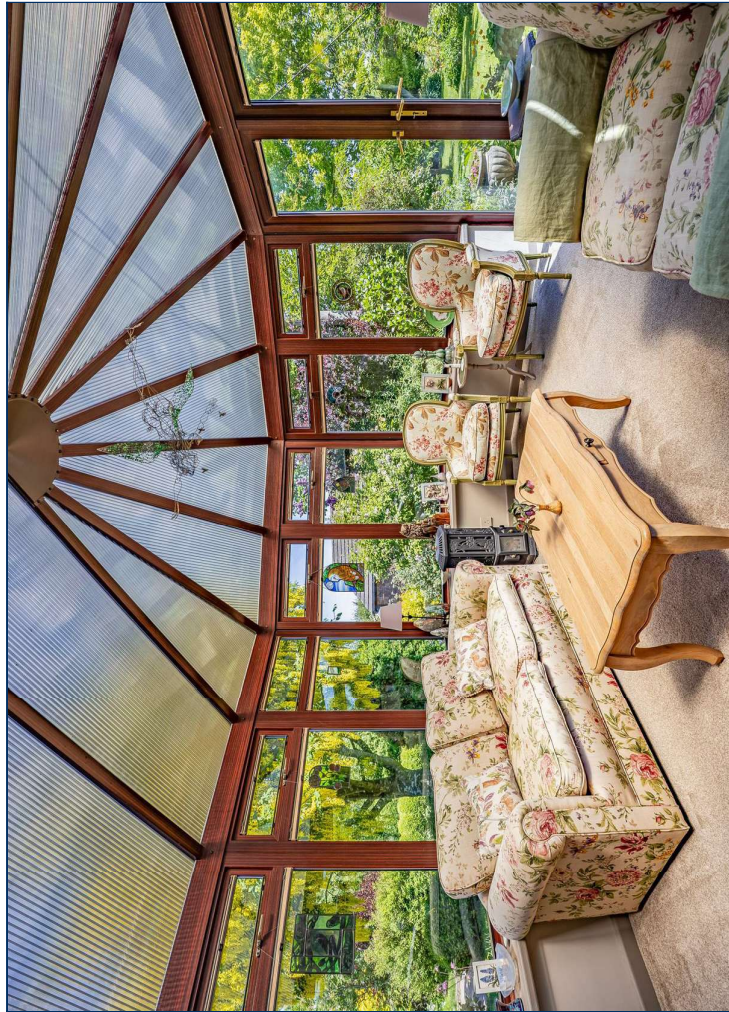
Predominantly tiled, with Mira electric shower, WC low flush suite, wash hand basin with cupboard beneath. Double glazed window, tiled floor with underfloor heating and ladder style radiator. Plumbing for washing machine and tumble drier.

Kitchen/Breakfast Room

Neptune fitted wall and base units with integral fridge. Granite worktops. Belfast sink with granite drainer/worktop. Oil fired Rayburn providing central heating, hot water and additional oven. Electric cooker with extraction hood over. Oak flooring. Radiator. Under stairs storage area. From the kitchen, doors lead in to

Conservatory

The double glazed conservatory, filled with natural light, blends the house with the outdoors offering wonderful views of the garden on all sides. Double doors open out to the paved patio area and gardens beyond. Sanderson blinds are fitted to all windows and doors.



Dining Room

With oak flooring, radiator and dual aspect windows with lovely views to the garden and surrounding countryside

Sitting Room

A cosy room with stone inglenook fireplace and wood burning stove. Radiator. Double glazed window to garden. External solid oak door to garden. From the sitting room, an oak ledge and brace door leads to -

Reception Room

This reception room currently functions as a music room, offering a quiet and dedicated space for instruments and practice. With its flexible layout and adjoining access to the living room, it can easily be adapted for other uses, such as a home office, playroom, or occasional bedroom. Radiator and window to the garden.

From the Kitchen/Breakfast room an oak staircase leads to the

Landing

With oak spindle banister, loft access and window with glorious views across the fields to the Black Mountains beyond. From the landing, doors lead to -

Airing Cupboard

A useful storage space, housing the hot water cylinder and shelving for storage of linen, etc.

Family Bathroom

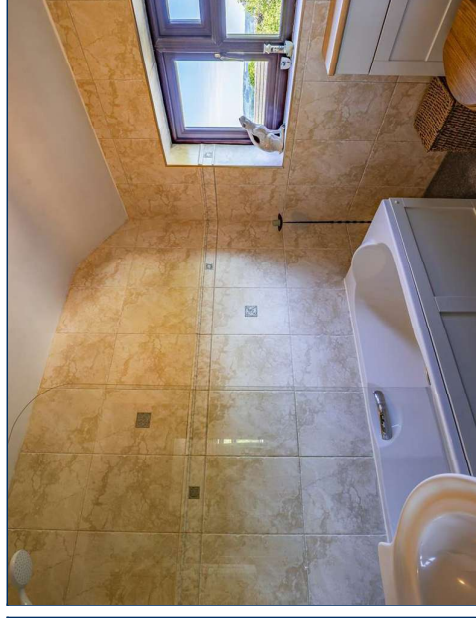
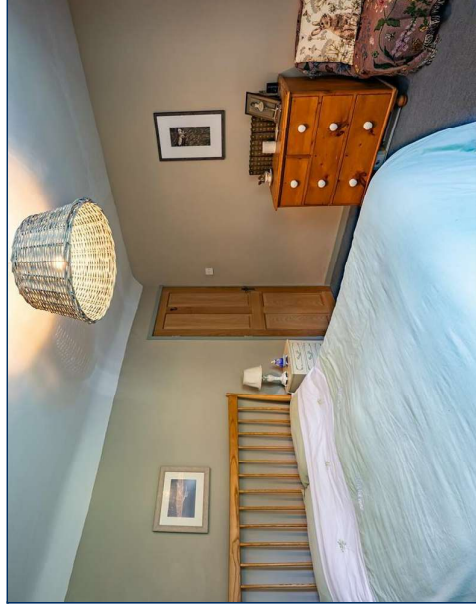
Fully tiled, with panelled bath and Mira electric shower over, low flush WC, wash hand basin with cupboard and drawers below, mirror with light and power. Ladder style radiator. Double glazed window with views to the garden, paddock and countryside beyond.

Bedroom One

A double bedroom with dual aspect windows giving views across the garden, farmland and towards the Black Mountains beyond. Sharps fitted wardrobes, drawers and over bed storage. Radiator.

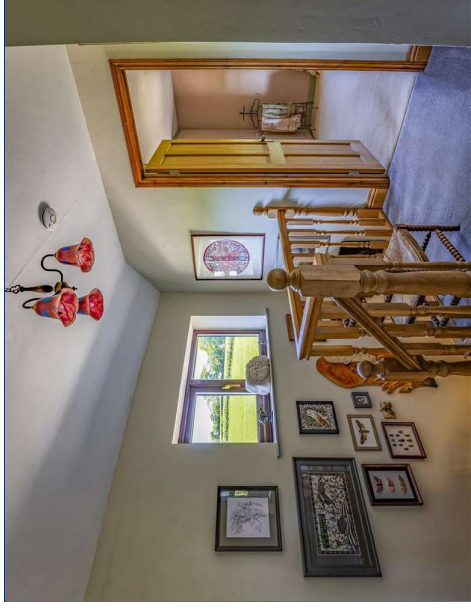
Bedroom Two

A double bedroom with radiator and south facing window to garden.



Bedroom Three

A double bedroom with radiator and south facing window to garden.

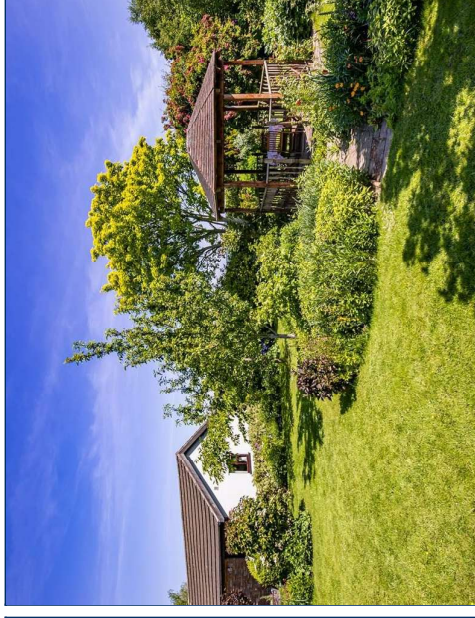


The Annexe

At the end of the drive is the detached single storey annexe. This accommodation is fully double glazed and has electric heating throughout. This flexible property can be used in a variety of ways and would be ideal for multigenerational living, home working or to generate potential income. Entrance is via the double glazed front door to -

Kitchen/Breakfast Room

With laminate flooring, fitted base and wall units with laminate worktops and stainless steel sink and drainer. Plumbing for washing machine. Space for fridge/freezer. Radiator. South facing window overlooking garden. From the kitchen a glazed door leads to -



Living Room

With west facing window to garden and surrounding countryside. Radiator. French doors open to decking area with a ramp to the garden. From this room doors lead to -

Bedroom

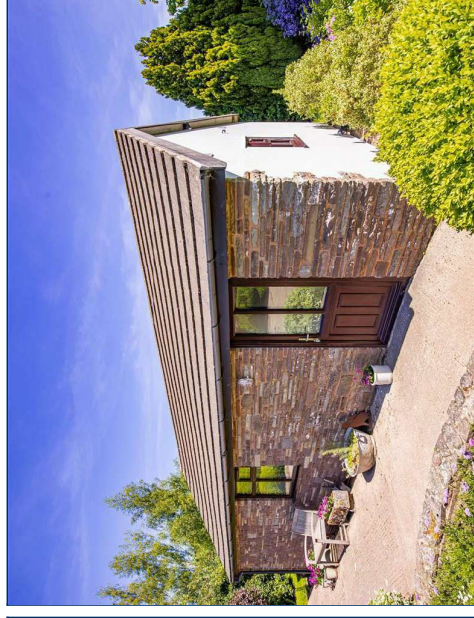
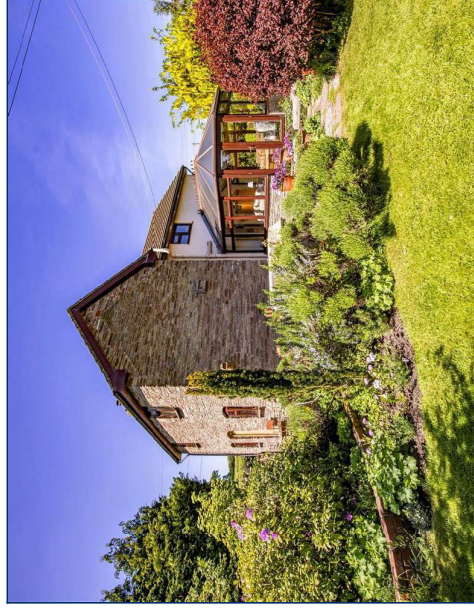
A double bedroom with radiator and window to garden. Loft access.

Shower Room

Fully tiled with walk-in shower, low flush WC, wash hand basin, mirror with light/power. Ladder style radiator. Laminate flooring. Double glazed window with opaque glass.

Gardens

The beautifully landscaped wraparound gardens are a special feature of this property with areas of lawn, a wide range of specimen trees and shrubs and generously planted flower beds and borders, ensuring colour and interest throughout the year. The garden provides a haven in which to sit and enjoy the peace and tranquillity of these beautiful surroundings and also benefits from a paved patio area and a covered seating area perfect for outdoor dining. From the garden, gates lead through to -



The Land

Approximately 5.76 acres in size, surrounded by farmland and protected by stock fencing with mixed hedges and broadleaf trees. From spring into summer the pasture boasts an array of wild flowers and includes a small orchard area with apple, cherry and plum trees and an Amdega summerhouse perfect for enjoying the views which, on a clear day extend as far as the Malvern hills. There is a separate vehicular gate for accessing the pasture when required.

Services

We understand mains water and electric are connected to the property and Annexe. The main house has oil fired central heating. The Annexe has electric heating. Private drainage.

Council Tax

Herefordshire County Council
The Cottage Band D
The Annexe Band A

Tenure

Freehold.

What3words:

///slip.unearthly.chipper

Viewing

Strictly by prior appointment only through the Sole Selling Agents.

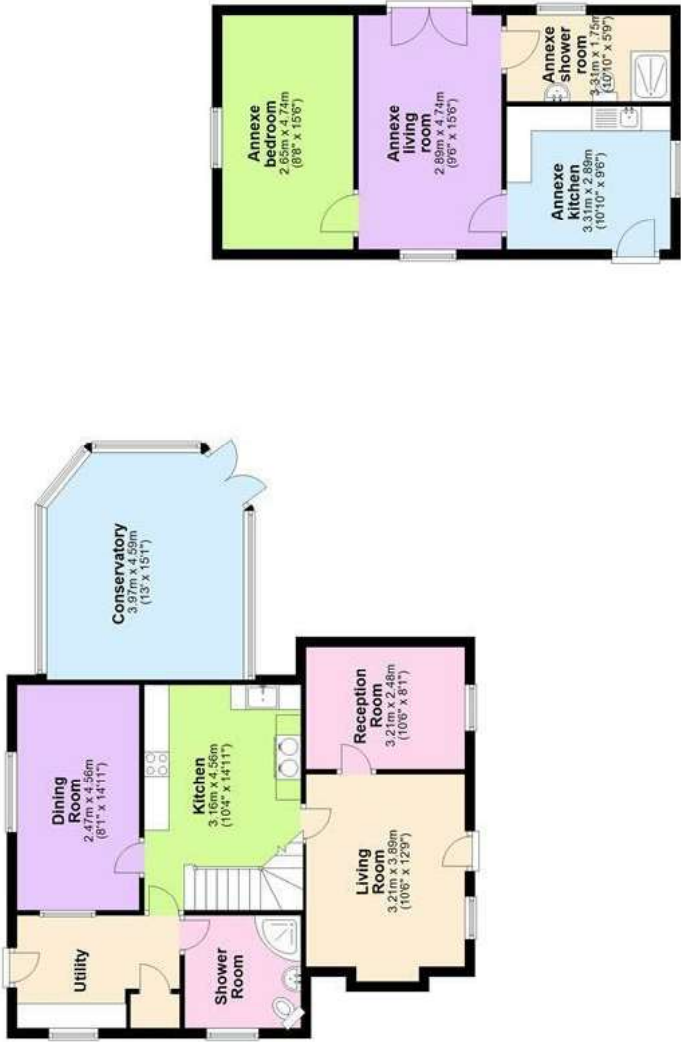
Directions

From Hereford proceed initially to Abergavenny on the A465. Just after Belmont Abbey, turn right on to the B4349 towards Clehonger. Continue through Clehonger and fork left towards Kingstone staying on the B4349 through Kingstone Village to the junction. Turn right on the B4348 towards Peterchurch. After 3.2 miles take the left turn at Vowchurch towards Michaelchurch Escley and follow the country lane uphill for about 2.9 miles. Take a right hand turn up a narrow lane, where the property can be found shortly after on the right hand side.

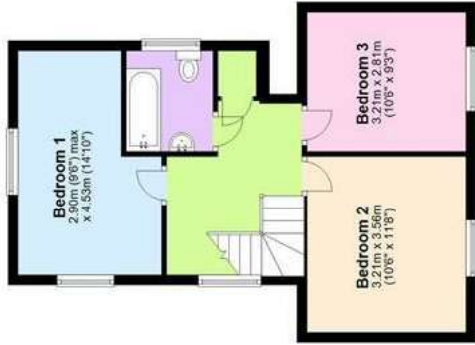




Ground Floor
Approx. 121.6 sq. metres (1308.7 sq. feet)



First Floor
Approx. 48.1 sq. metres (519.5 sq. feet)



Sunderlands

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Energy Efficiency Rating

Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland is a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.