



GRAIG FARM BARN

Newton St Margarets HR2 0QY

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Herefordshire
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In a lovely rural setting, and tucked away from view, a very attractive detached barn conversion, together with garaging, extensive parking, modern barn, gardens and approximately 14 acres of land.

Guide Price £725,000

Situation and Description - Greig Farm Barn lies in the heart of the Golden Valley in a beautiful rural area and is one of a cluster of individual properties and farms that make up the community of St Margarets. There are a range of services easily accessible at the villages of Ewyas Harold, Peterchurch, Longtown and Michaelchurch Escley with more extensive facilities at the ever-popular market towns of Hay on Wye (11 miles), Abergavenny (14 miles) and at the cathedral city of Hereford (15 miles).

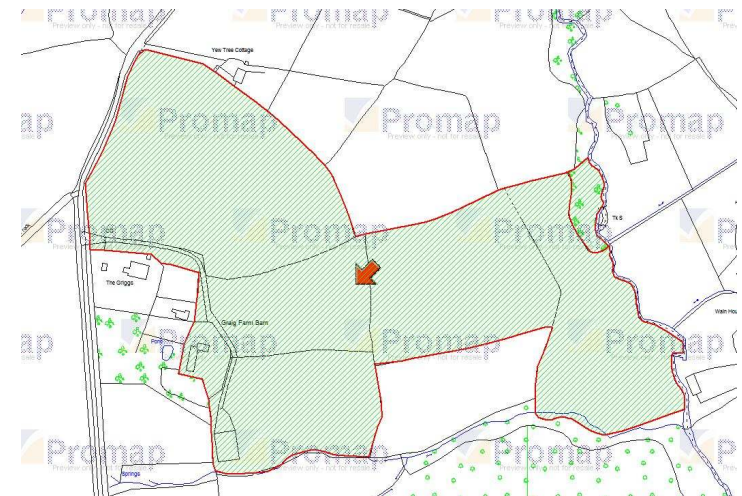
Approached by its own private driveway and hidden from view, Greig Farm Barn has been well converted and enjoys a stunning rural position with far reaching views. The accommodation is very comfortable and includes double glazing, oil fired central heating throughout and part electric underfloor heating, as well as all fitted carpets. There is a well fitted and practical kitchen/breakfast room. Many of the rooms enjoy a lovely outlook over farmland. There is an excellent general-purpose barn and approximately 14 acres of land which would be suitable for keeping a small head of stock or for equestrian use.

Initially the drive leads to a large parking area to the front of the barn and an attractive glazed door leads into a good-sized enclosed porch, with stone floor. Doors lead into the main hallway and utility room with a tiled floor with electric underfloor heating, a dual aspect and door to a well-appointed shower room, which again has underfloor heating. The sitting room is lovely size with a stone fireplace at one end with fitted wood burner and full-length double-glazed windows making the most of the lovely views a door then leads through to a separate snug or study with a dual aspect and door to outside. The kitchen/breakfast room is well fitted throughout and includes a Rangemaster cooker, tiled floor with underfloor heating, breakfast area at one end with oak flooring and doors again to outside. From the hall a staircase leads to the first-floor landing with access to roof space and doors to three bedrooms, all beautifully presented and benefiting from fitted bedroom furniture in each room. A luxury bathroom is again well fitted with underfloor heating, and a large jacuzzi bath.

Outside: the property is approached by its own private driveway, which passes over a cattle grid and then splits to a large parking area to the front of the barn. The gardens lie to the side, front and rear and are laid predominately to lawn with herbaceous borders, various trees and useful greenhouse. There is an excellent timber garage (19ft x 19ft) with light and power and garden shed.

The original driveway then continues to a large steel framed three-bay agricultural building with concrete floor (30ft x 45ft) and a lean to (65ft x 20ft) all with power and light. The land is divided into a number of enclosures and extends to just under 14 acres and is currently used for grazing. The fields have water available which make them ideal for equestrian use, or for keeping a small head of stock.

Services and Considerations - mains water and electricity, private drainage, oil and electric heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band F. EPC C. Tenure freehold.





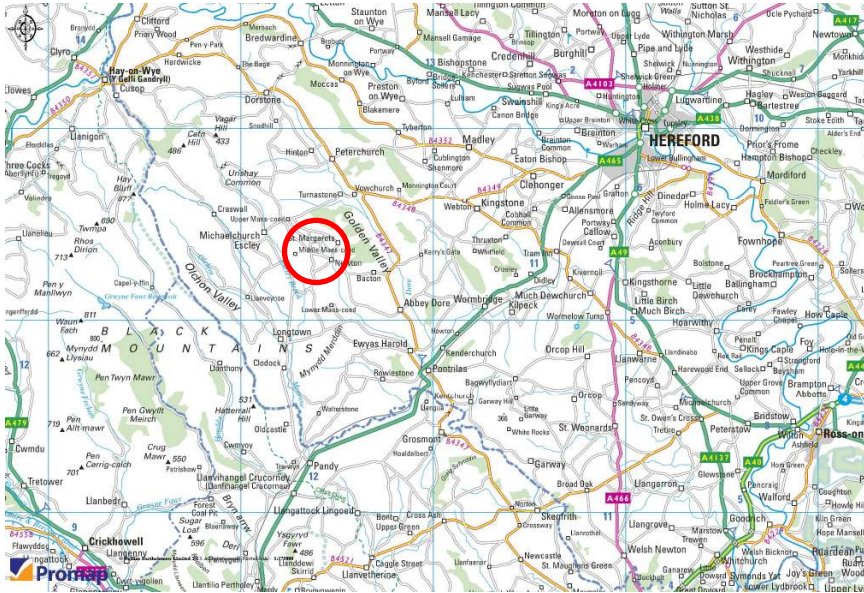
With sitting room, kitchen/breakfast room, utility room, snug and g/f shower room





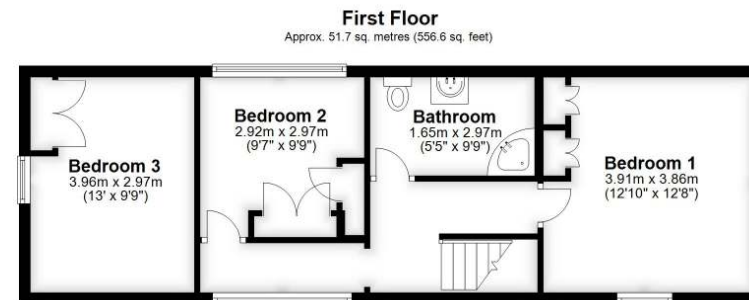
Three first floor bedrooms and family bathroom





Directions

From Hereford proceed in a southerly direction on the A465 towards Abergavenny. After leaving the city, bear right onto the B4349 towards Clehonger, Madley, Kingstone and Hay on Wye. At Clehonger, bear left and continue on the B4349 towards Hay on Wye, Peterchurch and Kingstone. Continue through Kingstone village, passing the school on the right-hand side, and at the T junction bear right onto the B4348 again to Hay on Wye, Peterchurch and Vowchurch. Continue for approximately 2 miles, before turning left towards Vowchurch and Michaelchurch Escley. Go past the Church and over the bridge and continue for a further 1.5 miles to the brow of the hill and at the cross-roads, turn left towards Michaelchurch and Longtown. Proceed along this lane for approximately 1.5 miles and take the second left hand turning towards Newton Bacton and Pontrilis. Proceed for a further one third of a mile before taking a left hand turning into an unmarked lane and continue for approximately two thirds of a mile, passing through a cluster of trees, and the entrance to Greig Farm Barn will found on the right hand side, approached over a cattle grid.



Total area: approx. 143.5 sq. metres (1544.3 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd
Plan produced using PlanUp.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG
property@brightwells.com | 01432 343800 | brightwells.com

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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With views
and 14 acres
of land

