

Jackson Property

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45 Bridge Street
Hereford
Herefordshire
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Newton St Margarets, Newton St. Margarets Hereford

£675,000

















-
- [Location Map](#)
- [View Floorplan](#)

4 Bedroom Detached House

- Detached Stone Farmhouse
- Country Kitchen
- 4 Bedrooms, En-Suite
- Walk-In Dressing Room
- 4.5 Acre Grounds/Paddocks
- Granary Annex + Sauna
- Stone Built Stable Block
- Hay/Storage Barn

Character Detached and Secluded Welsh Stone Farmhouse set in approximately 4.5 Acres of Grounds and Paddocks with a Separate Stable Block, Hay Barn, Field Shelter suitable for Equestrian Purposes

The Main House has 4 Bedrooms (with a further bedroom upstairs in the Annexe), Good Sized Hall, Lovely Drawing Room, Country Kitchen/Breakfast Room, Utility Room and a south east facing Conservatory. On the ground floor of the Annexe is a Sauna Room and Utility Area

The Beautiful Gardens which have fantastic elevated views down the Golden Valley, are a particular feature of the property and are easily maintained. There is also a separate large and productive Vegetable Garden and an Outdoor Swimming Pool

Merryhurst Farm is located in a very peaceful rural location in the foothills of the Black Mountains with stunning views from the house and garden.

The Cathedral City of Hereford with its large shopping centre is 14 miles away and the 'Town of Books' Hay on Wye with individual boutiques, pubs and restaurants is 13 miles distant

The local village of Peterchurch has a general store and Post Office, a restaurant and 2 pubs and our nearest public house in Michaelchurch Escley has a reputation for good food. Merryhurst Farm is in the catchment area of Fairfield School in Peterchurch

The property which has been subject to extensive restoration, has double glazed wooden windows throughout, oil fired central heating (with a separate boiler house) and radiators in every room, both mains and separate spring water supplies, mains electricity with power points throughout and private drainage

The Farmhouse is approached over a cattle grid and up a tarmac drive leading to a good sized courtyard with ample parking for a number of vehicles

The property comprises in more detail as follows;

FRONT ENTRANCE PORCH



SPACIOUS RECEPTION HALL



and telephone point with Welsh Stone feature fireplace, staircase

BEAMED DRAWING ROOM



with feature Gas Fire set into Welsh Stone surround and hearth (working chimney for coal fire or wood burner). Fully glazed doors leading to Conservatory

S.EAST FACING CONSERVATORY



with full double glazing set in a solid wood framed construction and tiled floor

FARMHOUSE KITCHEN/BREAKFAST



with range of fully fitted solid wood wall and floor units with Beech Worktops, inset Belfast sink with mixer tap and an inset Bread Oven. Included is a large Falcon 5 Ring dual fuel Range Cooker set in an inglenook with extractor fan over

UTILITY ROOM



with range of fitted wall and floor units, stainless steel sink unit, plumbing/space for washing machine and dishwasher, space for tumble drier and fridge freezer

REAR BOOT ROOM

with coat hook and fitted cupboard

FIRST FLOOR LANDING

with large airing cupboard and access hatches to both boarded lofts

CHARMING MASTER BEDROOM



with full height ceiling and feature fireplace

together with

EN SUITE SHOWER ROOM

with low flush WC, double hand basin vanity unit, mirrored light, wall cupboard and large built in fully tiled shower cubicle with mains power shower

WALK IN WARDROBE

with mirrored sliding doors

BEDROOM 2



with wonderful south facing windows

providing extensive views into the garden and across the valley

FAMILY BATHROOM

with full size bath, low flush WC, pedestal hand basin and fully tiled built in shower cubicle with electric shower

BEDROOM 3



with south facing views

BEDROOM 4

with telephone point and currently used as a study

SEPARATE GRANARY ANNEXE



located across the courtyard provides the following accommodation;
First Floor accessed by external stone staircase leading to

ENTRANCE PORCH/BED 5



4.45m(14'7") x 3.89m(12'9") approx with

storage/hanging space

EN SUITE WET ROOM

fully tiled with low flush WC, pedestal wash hand basin and electric shower

Ground Floor

SAUNA/CHANGING ROOM

with infrared Sauna Cabin, low flush WC, pedestal wash hand basin and built in fully tiled shower cubicle with electric shower

Next door is a utility area with space for large freezer units

SEPARATE STONE BUILT STABLE

incorporating three 12'x12' stables with wooden cladding and full sized stable doors

HAY/STORAGE BARN

9.14m(30'0") x 5.49m(18'0") and adjacent to the paddocks is a large Field Shelter

OUTDOOR SWIMMING POOL



6.10m(20'0") x 3.05m(10'0")set in an elevated

position with decking and fenced surround. The pool has a full heating and filtration system and includes a large storage box, chrome steps plus winter and summer pool covers

EXTENSIVE GARDENS

are beautifully laid out and cared for with large areas of lawn making the whole easy to maintain. The Beds are well stocked with bulbs, mature shrubs and trees with archways through to a woodland area
In front of the Conservatory is a large

PATIO



ideal for entertaining with paved paths leading

round to each side of the house
Behind the stables lies a

LARGE VEGETABLE GARDE



complete with Polytunnel, Potting/Storage Shed, a number of large raised and ground vegetable beds all surrounded by gravel paths and fenced on all sides for protection

There is also a large full height productive Fruit Cage and beds planted with strawberries, raspberries, gooseberries, together with greengage and plum trees

AGENTS NOTE:



There are commoner's rights to graze 5 sheep, 1 cow, 1 pig all the year round on the grounds. There is also a registered right of way over the common for vehicular access and pedestrian access

All Carpets & Curtains are to be included in the sale

SERVICES



All Mains Services, private drainage and a private water supply from spring with a concrete header tank which has been tested by Welsh Water which supplies the garden and troughs in the paddock

COUNCIL TAX



Herefordshire Council - Band F - £2,205.63 payable 2015/16

VIEWINGS



Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability

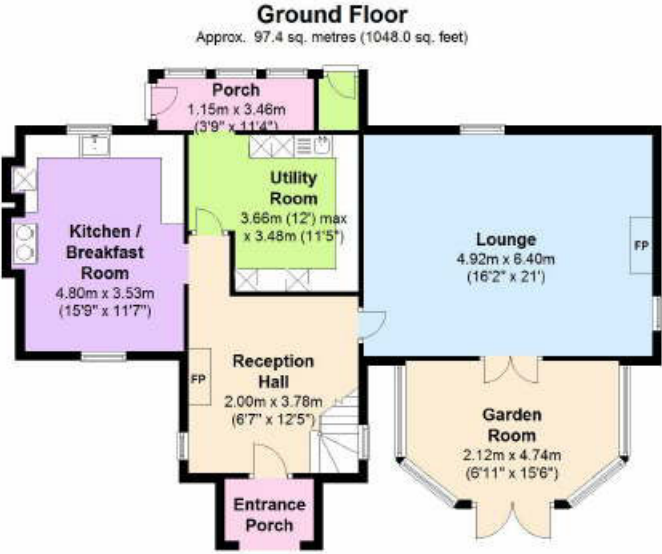
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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor

13 APRIL 2015

FLOOR PLAN



Total area: approx. 175.4 sq. metres (1888.5 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Merryhurst Farm, Newton St Margarets, Hereford

Energy Efficiency and Environmental Impact

Energy Performance Certificate

Merryhurst Farm, Newton St. Margarets, HEREFORD, HR2 0RF

Dwelling type: Detached house
Date of assessment: 01 April 2015
Date of certificate: 01 April 2015

Reference number: 8308-0993-5429-5907-4453
Type of assessment: RdSAP, existing dwelling
Total floor area: 160 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

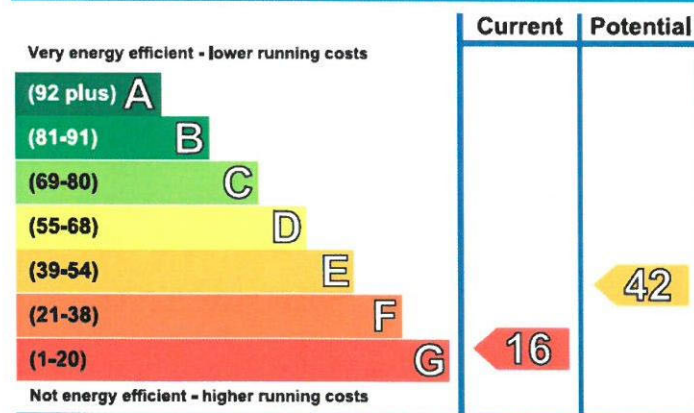
Estimated energy costs of dwelling for 3 years:	£ 10,185
Over 3 years you could save	£ 1,929

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 240 over 3 years	
Heating	£ 8,958 over 3 years	£ 7,704 over 3 years	
Hot Water	£ 807 over 3 years	£ 312 over 3 years	
Totals	£ 10,185	£ 8,256	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 261	
2 Low energy lighting for all fixed outlets	£75	£ 111	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,350	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

