



Mulberry House  
Newton St. Margarets | Hereford | HR2 0QN

FINE & COUNTRY  
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# Mulberry House, Newton St. Margarets

A traditional stone built seven bedroomed detached country house set in beautiful countryside with landscaped grounds and a garage.

Mulberry House is a traditional stone built detached family home which has been improved and extended in recent years to provide seven bedroomed accommodation with a separate wing suitable for extended family use. The property itself provides flexible and spacious living accommodation and sits in delightful countryside and benefits from large landscaped gardens which are south facing and include a fruit garden and orchard. In addition, the property offers ample off-road parking and a garage/workshop/barn.

The village of Peterchurch is located about 3 miles away and offers good local facilities in the form of village shop, two public houses, primary school, café, etc. The main feature has to be that the property is in the catchment area of the Fairfield Secondary School which is well known for its excellence and achievements. The Golden Valley has outstanding natural beauty with an abundance of walking countryside plus the Wye Valley and Brecon Beacons National Park, all within a short car drive offering a wide range of outdoor pursuits. The county town of Hereford is also half an hour's drive away with a host of shopping facilities, as are Hay-on-Wye and Abergavenny.

The property comprises the following accommodation (measurements are provided for identification only):

**ENTRANCE HALL** - 11' x 10'5" (3.35m x 3.18m) with flagstone floor, radiator, staircase to first floor with understairs storage cupboard, doors to:

**SITTING ROOM** - 31'5" x 10'5" (9.58m x 3.18m) with two sash windows south, further double glazed sash window north, carpeted floor, three radiators, features fireplace with stone hearth and surround and an open fire.

**LIVING ROOM** - 16'4" x 13'7" (4.98m x 4.14m) with wood flooring, sash window south, radiator, feature fireplace with wood burning stove and stone hearth, storage cupboard, glazed door to garden, door to:

**KITCHEN/DINING ROOM - 34'9" x 10'5" max (10.6m x 3.18m max)** with Indian Mandarin stone tiled floor, window west, three windows north and two windows south, three radiators, farmhouse style kitchen units with a selection of base units with solid wood worktops and tiled surround, shelving, double Belfast sink, space for white goods, plumbing for dishwasher, five ring Range cooker with electric oven and gas hob, built-in larder with shelving, door to:



**INNER HALLWAY** - with part Indian Mandarin stone tiled and part wood flooring, two radiators, glazed door to garden, solid oak wood staircase to first floor, understairs storage, doors to:

**SHOWER ROOM** - with ceramic tiled floor, radiator, double glazed window north, WC, shower cubicle with fully tiled surround, wash hand basin with tiled splashback and fitted storage unit under basin.

**UTILITY ROOM - 8'11" x 8'7" (2.72m x 2.62m)** with ceramic tiled floor, radiator, double glazed window north, Worcester oil fired central heating boiler, fitted base unit with tiled worktop and Belfast sink, plumbing for washing machine/tumble drier, space for further white goods. NOTE - The west and east wings have separate hot/cold water tanks and separate on/off timers.

**BEDROOM 1 - 14'9" x 13'3" (4.5m x 4.04m)** with wood flooring, double glazed sash window south, radiator, double glazed French doors to patio garden area.

**BATHROOM** - with tiled floor, double glazed sash window east, radiator, heated towel rail, panelled bath with tiled splashback, WC, pedestal wash hand basin with tiled splashback.

**FIRST FLOOR (EAST)** - with solid oak wood staircase with half landing, double glazed window north, understairs hot water tank storage.

**GALLERIED LANDING** - with wood flooring, radiator, window west, access hatch to loft space, doors to:

**BEDROOM 2 - 14'9" x 13'3" (4.5m x 4.04m)** with double glazed sash windows south and west, radiator, carpeted floor.

**BEDROOM 3 - 10'7" x 7'11" (3.23m x 2.41m)** with carpeted floor, radiator, double glazed sash window east.

**FIRST FLOOR (WEST)** - with carpeted staircase to first floor with cupboard for alarm box.

**GALLERIED LANDING AND CORRIDOR** - with sash window south, two access hatches to loft space, radiator, airing cupboard, double glazed window north, doors to:



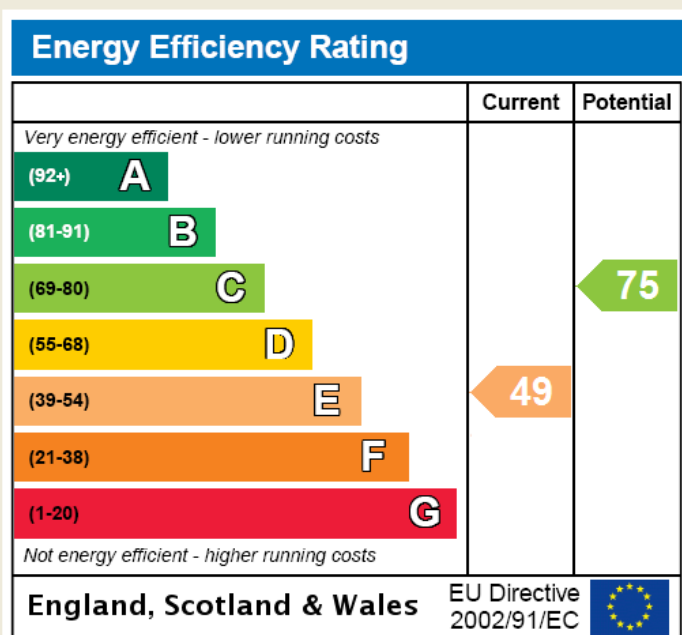
**BEDROOM 4 - 13'6" x 13'1" (4.11m x 3.99m)** with sash windows south and east, radiator, carpeted floor.

**BEDROOM 5 - 14'2" x 7'10" (4.32m x 2.39m)** with sash window south, carpeted floor, radiator.

**BEDROOM 6 - 14'11" (4.55m) min x 10'5" (3.18m) max** with sash window south, two double glazed windows north, carpeted floor, radiator.

**BEDROOM 7 - 11'8" x 5'10" (3.56m x 1.78m)** with double glazed window north, carpeted floor, radiator.

**BATHROOM** - with tiled floor, double glazed window north, radiator, heated towel rail, panelled bath with tiled splashback, pedestal hand basin, WC, storage cupboard, door to hot water tank storage.





## OUTSIDE

The property is located on a large triangular shaped plot and has landscaped gardens with many mature trees and shrubs. To the front of the house is a stone paved patio area. The grounds are divided into separate areas by mature hedges and are mostly laid to lawn, interspersed with fruit and ornamental trees and shrubs. There is a separate kitchen garden area with many fruit trees including apples and plums and canes of raspberries, blackcurrants and gooseberries. There is a grassed parking area to the side of the property which leads to the **GARAGE/WORKSHOP/BARN - 23'2" x 20'5" (7.06m x 6.22m)** of corrugated iron and timber construction with double doors and pedestrian door and earthen floor. Also a separate stone built **WOODSHED** with corrugated iron roof.



## SERVICES

We are informed that the property is connected to mains water and electricity. Private drainage system. Oil fired central heating system.

## COUNCIL TAX

Band G.

## TENURE

We are informed that the property is of freehold tenure.

## VIEWING

By appointment through McCartneys LLP - 01497 820778. Out of office hours contact Ryan Williams on 07971 289368 or Rob Fearnley on 07711 875703.

## DIRECTIONS

From Hay-on-Wye, proceed on the B4348 towards Hereford. Travel along this road for approx. 11 miles and turn right onto the B4347, passing through the villages of Vowchurch and Turnastone. Proceed for a further 3.5 miles and take the third turn left signposted Bacton and Newton. Travel for a further 1.4 miles, again turning left and proceed for 0.4 of a mile (passing the pedestrian access to the property on your left) and turn left opposite The Old Chapel (by a red post box) takes you to the driveway to the property which is located 50 yards up this road, on the left.

## NOTICE

All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.



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