



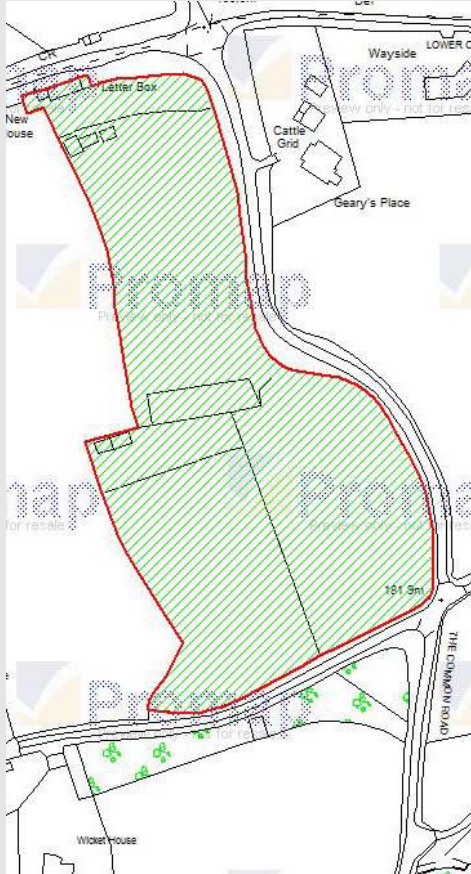
NEW HOUSE

Lower Maescoed HR2 0HP



New House

Lower Maescoed
Herefordshire
HR2 0HP



In a peaceful rural location

In a lovely rural setting, in south west Herefordshire, a detached cottage together with gardens and land which extends to just over 3.5 acres.

Guide Price £375,000

New House forms part of the small rural hamlet of Lower Maescoed, which lies deep in south west Herefordshire, on the edge of the Black Mountains and Brecon Beacons National Park. The cottage faces slightly south east, and looks out over its own gardens and land. It is well serviced by the excellent and thriving villages of Longtown and Ewyas Harold with more extensive facilities being available at the market towns of Hay on Wye, Abergavenny and Monmouth as well as the cathedral City of Hereford.

In our view, New House offers an all too rare opportunity to purchase an unspoilt country cottage in a lovely rural location. At present it includes two large double bedrooms, two good reception rooms, a well fitted kitchen and a bathroom and benefits from modern double glazing throughout. The land is divided into three enclosures and has two separate points of access from one of the small village lanes. There is an adjoining outhouse/workshop to the main cottage which benefits from light and power and, again in our view, offers huge potential for further extension or improvement, if required. The property is also a registered smallholding and provides an excellent opportunity for keeping a small head of stock or for equestrian use.

Initially approached from the roadside by a gated entrance, a pathway leads the front door that leads into a good sized reception hall with a large under stairs storage cupboard. From here doors lead into a sitting room, with a fireplace and fitted wood burner, and exposed timbering. The main living room is spacious and has a number of period features including a flagstone and part tiled floor, a large stone fireplace, again with a fitted wood burner, and a doorway leading into the kitchen/breakfast room. This is well appointed throughout with wooden working surfaces, oak cupboards, space for the usual appliances, and a twin bowl deep fill sink. There is a side entrance porch, with a large airing cupboard and a door to the outside, and access to the bathroom, which is well appointed with a power shower over the bath. From the entrance hall a staircase leads up to the first floor landing, which provides enough space to create a study area, if required. The main bedroom is an excellent size with the second double bedroom providing excellent guest accommodation.

The gardens and land all lie to the southern side of the house. The gardens are laid to lawn with a variety of herbaceous borders and three mature yew trees. They are enclosed by mature hedging and there is access to a

vegetable section supported by a greenhouse at one end. The land is all laid to pasture and is made up of three separate enclosures, with a small pond close to the house. There are a variety of fruit trees in paddocks and hedges, and two gateways provide two points of access onto one of the lanes. There are a number of small buildings which provide storage or shelter for animals. In total, just over 3.5 acres.

Directions - From Hereford take the A465 signposted towards Abergavenny and continue for approximately 10 miles. At Pontrilas turn right signposted to Hay on Wye, Ewyas Harold and Longtown. Continue into the village and, just after the bridge, bear left towards Longtown. Continue for approximately 2 miles and then take a right hand turning to Lower Maescoed. Proceed past the Chapel to the crossroads and bear left, New House is the first property on the left hand side.

Services and Considerations - mains electricity, mains water, private drainage. 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 D. Freehold. Broadband available. EPC G. Registered holding number 170510143. Common grazing rights.

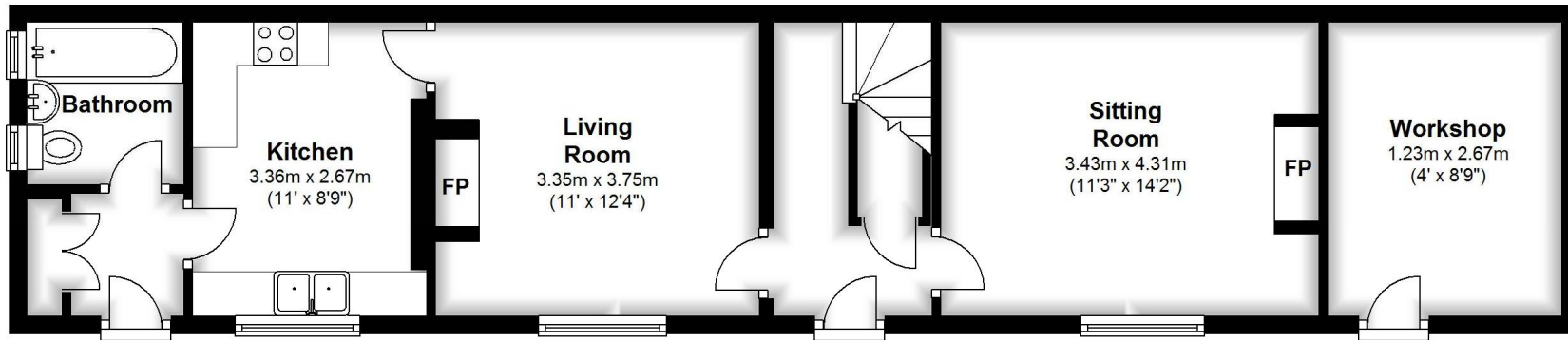






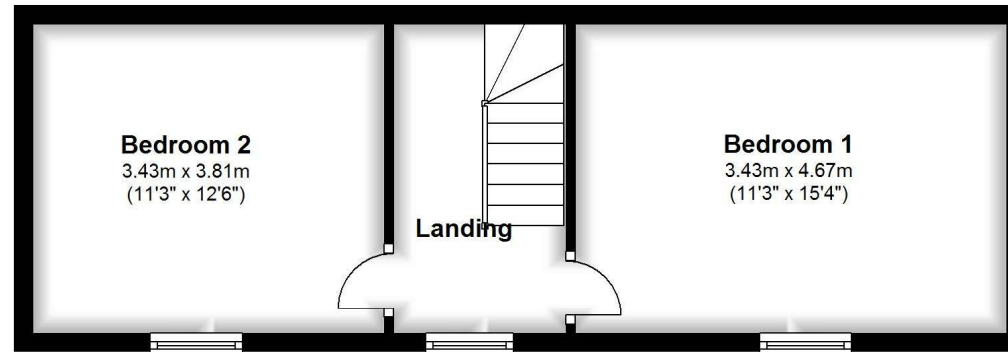
Ground Floor

Approx. 53.5 sq. metres (575.6 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 89.6 sq. metres (964.0 sq. feet)

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

Viewing: Strictly through the Agents:

Brightwells, 46 Bridge Street, Hereford HR4 9DG

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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3.6
acres

