

# Cottage for sale in Newton St. Margarets, Hereford HR2

## The Old Chapel

£189,950



### Property features

- Superb Conversion
- Contemporary Accommodation
- Oak Features
- Central Heating
- Double Glazing
- Outstanding Location
- Ideal Retreat
- Viewing Essential

### Property description

Set in a beautiful location with rolling countryside, a superb conversion of a period Chapel to offer centrally heated and double glazed contemporary accommodation, ideal retreat. Viewing essential.

### Full particulars

The Old Chapel lies in that particularly beautiful area of rolling countryside on the borders of the Black Mountains and Golden Valley and is set within a rural hamlet with just a scattering of other properties for neighbours and lying within approximately half an hour's drive of the popular town of Hay-on-Wye and just a little further from the Cathedral city of Hereford.

This particularly attractive and high quality conversion of an original period stone Chapel gives beautifully appointed contemporary accommodation on an open plan theme with oak featuring. In brief there is a large open plan Living Space with high oak framed double glazed windows and oak flooring, featuring original roof trusses and providing excellent living area with woodburning stove and well appointed Kitchen overlooked by a Galleried Loft Bedroom space and having to the side a Rear Lobby with Utility and superbly appointed Bathroom area. The whole being well insulated to modern standards and centrally heated throughout. Benefiting from a courtyard style garden of low maintenance, this is an ideal property for holiday home/let or for those seeking a character property in a peaceful and beautiful location.

The whole is more particularly described as follows:-

### **Ground floor**

Steps up to impressive oak entrance door underneath an oak canopy porch, this leads directly into the superb open plan living accommodation 23' x 15' (7.01m x 4.57m) With high double glazed oak framed windows to both front and rear and a vaulted ceiling with original trusses, this light and airy space has oak flooring throughout and a Living Area which has a feature of a corner positioned woodburning stove on a slate hearth with slate backing. There is centre and wall lighting, radiator, ample power points and TV aerial point fitted and it is open plan through to the well appointed Kitchen with a range of units in a pastel finish comprising an inset single drainer one and a half bowl sink, an electric oven with 4-ring lpg gas hob with extractor over, a built-in fridge, built-in freezer and a range of both base and wall cupboards with heat resistant surfaces with tiled backing. In the kitchen area there are inset ceiling downlighters, radiator, ample power points and a TV aerial point. An oak framed glazed door leads, with a slatted step, down to a

### **Utility space/rear lobby**

With an oak double glazed window and a Velux roof light and an oak external door leading out. The wall mounted Worcester lpg gas boiler is situated here and there is a fitted washing machine. Attractive tiled flooring extends through to the adjacent well appointed

### **Bathroom**

Which has an oak door fitted and enjoys a full suite in White comprising a corner

bath, walk-in shower cubicle, low flush WC and pedestal wash handbasin, to the rear of which is a mirror with adjacent shaver point. There are inset ceiling downlighters together with wall lighting, a Velux roof light, a towel rail radiator and fully tiled walls and flooring.

## **Bedroom**

In the form of an attractive gallery approached from the main living space by a spiral staircase and having glazed panels to overlook the living area, oak flooring, wall lighting, power points and TV aerial point plus additional Velux roof light together with a vertical radiator.

## **Outside**

Tucked away in this small rural hamlet with just a scattering of neighbouring properties and an outlook across rolling border countryside, the property has feature stone walling enclosing the paved courtyard frontage with ornamental bed and access to the front and rear doors. Adjacent to the rear door are external power points and a cold water tap, there is external lighting and there is pedestrian access around the side to a further pedestrian space across the rear of the property where the lpg gas cylinders are situated, with the boundary being enclosed by close-boarded fencing. An adjacent gravelled parking bay has been formed off the Council highway to service the property.

## **Services**

Mains Electricity & Water.  
Private Drainage System.  
Lpg gas central heating.  
Telephone (subject to British Telecom regulations).  
A TV aerial has been fitted.

## **Outgoings**

Council Tax Band: B Amount Payable 2013/2014 £

## **Local authority**

The Herefordshire Council

## **Viewing**

Strictly by prior appointment through the Agents, Jackson International. Tel:

## **Agents note**

During the course of this high quality conversion, all original timbers were treated with a 30-year Guarantee and all external walls were damp-proofed/tanked with a 10-year Guarantee.

## **Directions**

A satnav with the postcode will bring you directly to the property.

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