



THE SLOUGH GATE

Newton St Margarets HR2 0RF



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Herefordshire
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Lying in south west Herefordshire, and standing on its own with no immediate neighbours, an absolutely delightful detached cottage set in large gardens with a small stream meandering along one boundary.

Guide Price £495,000

Situation and Description

The Slough Gate gets its name from the Slough Brook which runs down through a small valley and passes along one boundary of the property. The cottage is beautifully situated and mostly hidden from view and lies between the villages of Vowchurch and Newton St Margarets. Vowchurch benefits from a village church and hall with extensive facilities at the thriving and very popular villages of Peterchurch, Kingstone and Ewyas Harold. Also, within easy reach is the ever-popular market town of Hay on Wye, which provides a gateway to the Black Mountains. To the south and east are the market towns of Monmouth, Abergavenny and Ross on Wye with the cathedral city of Hereford (13 miles) providing more extensive services.

This delightful cottage dates from the 18th century although it has greatly extended over the years. The current owner has lived at The Slough Gate for almost 30 years but, due to retirement, feels that now is time for someone else to enjoy its outstanding location.

At present, the accommodation includes LPG central heating, double glazing to the majority of the windows along with fitted carpets and all light fittings. The cottage has been well cared for throughout but still offers scope for further improvement and extension, if required, subject to the necessary approvals.

On arrival, a path winds through the gardens to an enclosed front entrance porch with double doors leading into a dining hall, which has a pleasant outlook, a fireplace, exposed timbers and an open walkway through to a useful study. At one end of the cottage is a very spacious sitting room, ideal for relaxing, with a dual aspect and a lovely view to a waterfall at the top end of the garden. There is a large stone fireplace, with gas fired stove, and double-glazed sliding doors leading to a well-positioned conservatory which makes the most of the property's setting and with access to a patio to the side of the Slough Brook. At the far end of the property is a useful snug, which has a fireplace

and decorative shelving, and a door leading out to the front gardens. To the rear of the house there is a good-sized breakfast room, again with delightful views towards the waterfall, and an excellent kitchen which is spread out over two rooms. Access can then be gained to a rear porch which provides utility space and access to the outside.

From the study, a staircase leads to a first-floor landing and door to a useful shower room. The master bedroom has a dual aspect and again delightful views over the gardens as well as access to a good-sized en suite bathroom, a dressing room or third bedroom and access to a guest bedroom which also has its own large en suite bathroom.

A particular feature of The Slough Gate are the gardens which extend to just under an acre and have been a labour of love over many years. There are large lawn areas to the front and rear as well as various pathways and seating areas designed to make the most of the property's position. There are extensive borders, which are well stocked with flowers and shrubs and include a large variety of peonies and hostas. There is a greenhouse and summerhouse as well as a stone and block garden store and a good-sized garage 24ft 10 x 9ft 3 with power and light and parking for at least three cars. There is a further gateway at the bottom of the garden which provides additional parking and access, if required.

Running along one boundary is The Slough Brook, which announces its arrival by tumbling over a beautiful waterfall. It then runs along, creating small pools, before continuing along the valley.

As one would expect, the location attracts a huge variety of wildlife with regular sightings of kingfishers and dippers as well as a large variety of woodland birds. All in all, The Slough Gate offers a very rare opportunity, in our view, and an internal viewing is highly recommended.



In a beautiful setting with The Slough Brook running along one boundary





Sitting room | snug | dining hall | study





Kitchen through to breakfast room | conservatory



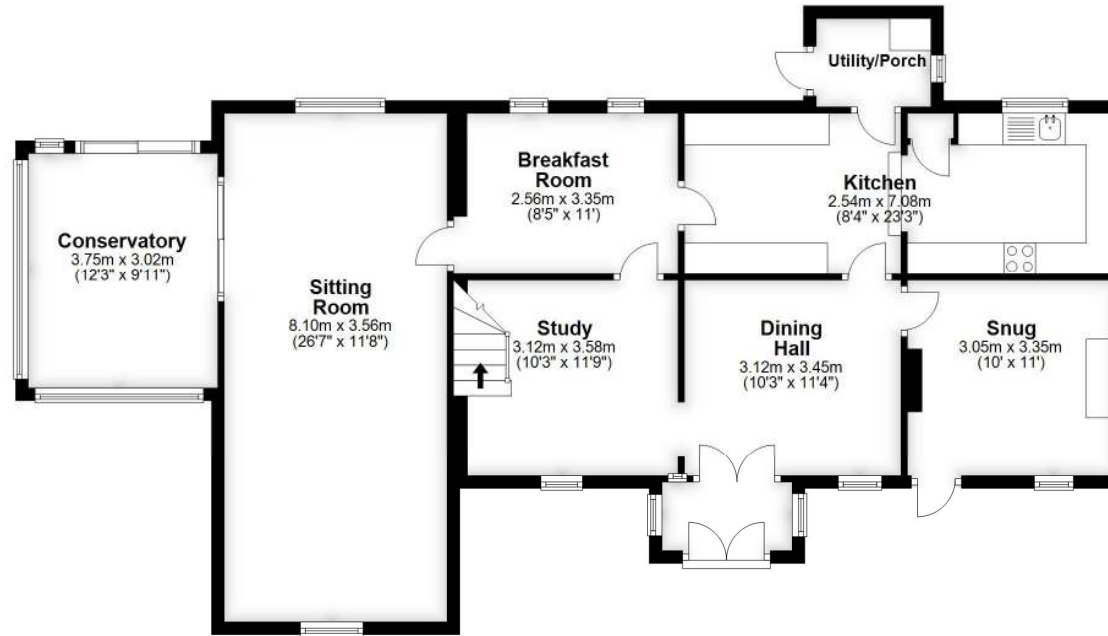


Two/three bedrooms, two en suites and separate shower room



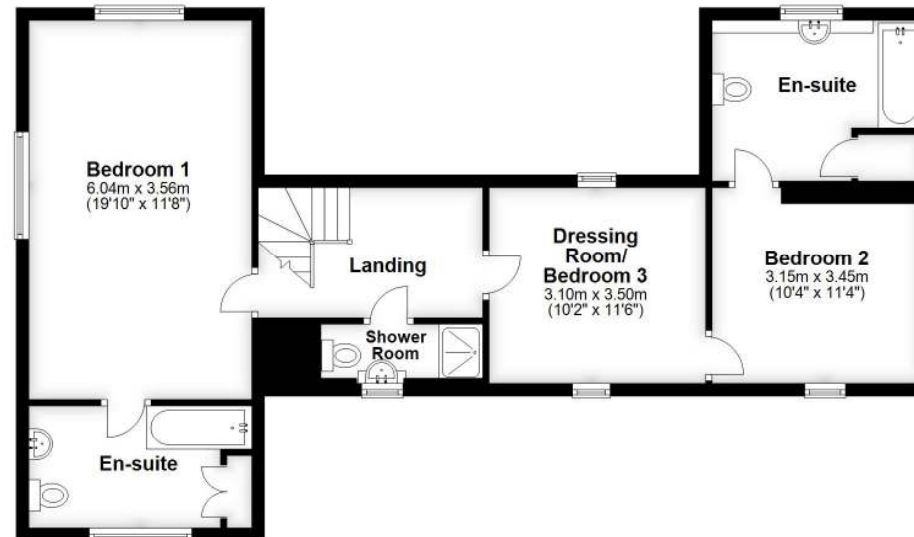
Ground Floor

Approx. 104.9 sq. metres (1129.5 sq. feet)



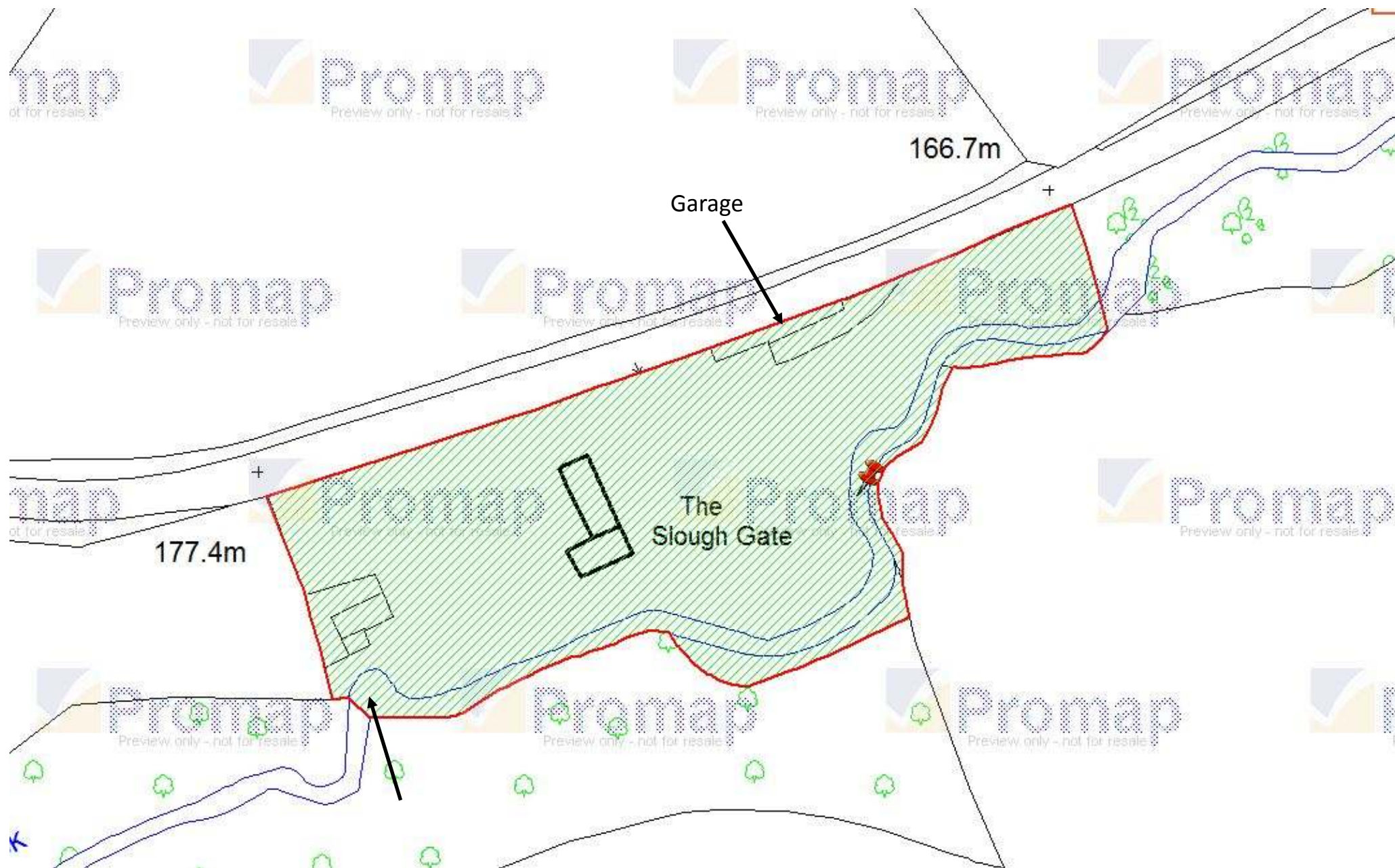
First Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



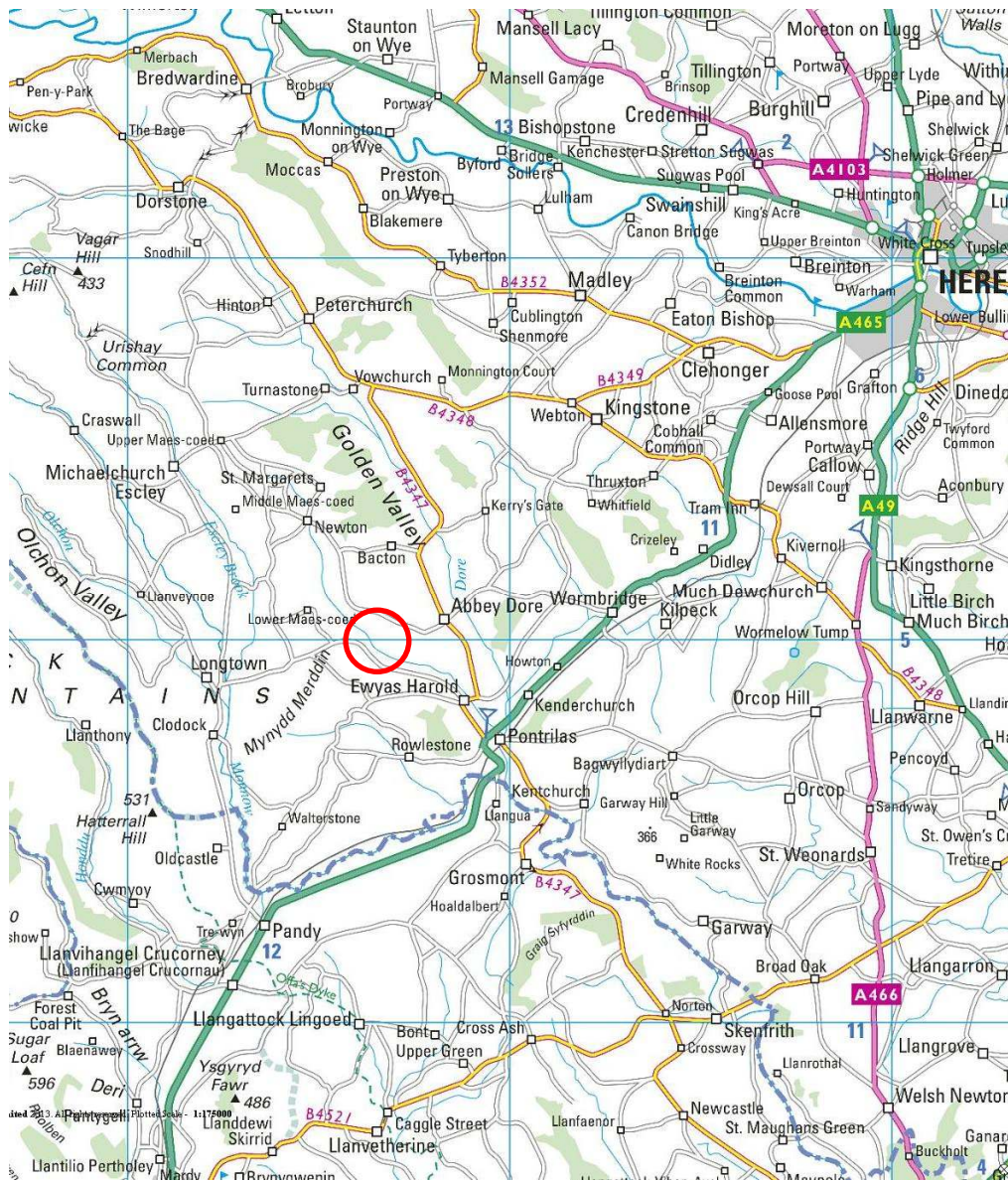
Total area: approx. 176.5 sq. metres (1900.2 sq. feet)

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



Set in just under an acre of gardens





Services and Considerations mains electricity, mains water, private septic tank drainage, lpg central heating with Worcester Bosch Boiler. 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 G. EPC F. Tenure freehold.

Directions From Hereford proceed out on the A465 towards Abergavenny and turn right onto the B4349 to Clehonger, Madley, Kingstone and Hay on Wye. On reaching Clehonger bear left towards Kingstone and continue on the B4349 until you pass the village school. At the T junction turn right onto the B4348 to Hay on Wye, Peterchurch and Vowchurch. At Vowchurch turn left towards Vowchurch and Michaelchurch Escley and St Bartholomews Church. Continue into Turnastone and pass through the village and continue for approximately half a mile and Slough Gate will be found on the LHS, denoted by the stone name plate.



Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

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