

**4 bedroom detached house for sale**  
**'The Griggs', Newton St Margarets, Herefordshire**

Guide Price  
£585,000









**Full description**

A delightful house set in a beautiful and peaceful rural location. With excellent gardens and paddock with annex/dual accommodation potential.

The Griggs is a delightful house with excellent potential for some further improvement. It is found in an un-spoilt situation, built in approximately 1937 with later additions with colour wash elevations under a tiled roof.

One of the main features of the property are the gardens which are locally renowned and were, until recently, opened for the benefit of local charities under The National Gardens Scheme. As well as the main garden there is an exceptionally productive vegetable garden providing fruit and vegetables throughout the year as well as eggs from the chicken houses. There is also a poly tunnel.

Location - Found in a beautiful situation, a charming period house set in approximately just over 3 acres situated in the foothills of The Black Mountains. The property is found approx 16 miles to the west of Hereford and approximately 14 miles from Abergavenny and Hay-on-Wye. Immediate village facilities can be found in Peterchurch with both primary school and the well renowned Fairfield High School. There is a village stores, hairdressing salon, church, village hall and two public houses. Newton St Margarets is found close to Longtown.

A wider range of services and facilities can be found in Hay-on-Wye, the renowned book town famous the world over for its annual Literary Festival and being a popular tourist destination. The cathedral city of Hereford offers main city services and facilities and a train station. A further train station is available at Abergavenny and the closest motorway links are found at Ross-on-Wye for the M50, Newport for the M4 and Gloucester for the M5.

Accommodation - The accommodation is of very attractive proportions with space suitable for annex accommodation and overall ideal for family occupation. The property is accessed via the front conservatory leading into the hall which gives access to three reception rooms. Either side of the hallway there are two snugs, either of which could be used as an office, one of these rooms leads through to the side kitchen and rear utility and the other benefits from a wood burner. The main sitting room is of an excellent proportion with a quarry tiled floor, a large window to the rear and an open fire. A doorway leads through to the dining room with a window to the rear and a feature fireplace. The kitchen has a side access door and a further door leading down to a w.c. With a separate larder. From all the bedrooms there are excellent views over the garden and the surrounding countryside.

From the entrance hall there is a staircase to the first floor landing, giving access to all four double bedrooms, a family bathroom with spacious walk-in shower and a separate w.c.

Entrance Conservatory - 2.94m x 3.31m (9'8" x 10'10") -

Entrance Hall - 3.87m x 2.65m (12'8" x 8'8") -

First Reception Room - 3.59m x 3.86m (11'9" x 12'8") -

Second Reception Room - 2.88m x 3.49m (9'5" x 11'5") -

Rear Kitchen - 2.91m x 3.42m (9'7" x 11'3") -

Utilityroom/Rear Porch - 3.26m(max) x 2.36m(max) (10'8" ( max) x 7'9" ( ma -

Sitting Room - 6.28m x 4.46m (20'7" x 14'8") -

Dining Room - 3.64m x 4.43m (11'11" x 14'6") -

Kitchen - 4.58m x 2.41m (15'0" x 7'11") -

Rear Larder - 2.44m x 2.47m (8'0" x 8'1") -

Separate W.C. -

Bedroom 1 - 3.29m x 3.39m (10'10" x 11'1") -

Bedroom 2 - 3.53m x 3.90m (11'7" x 12'10") -

Bedroom 3 - 4.44m x 4.10m (14'7" x 13'5") -

Bedroom 4 - 3.25m x 3.44m (10'8" x 11'3") -

Family Bathroom - 2.95m x 2.48m (9'8" x 8'2") -

Separate W.C. -

Outside - The property is accessed via the driveway leading off the quiet country lane. The driveway runs along one side of the garden leading to a parking and turning area. To one side there is the kitchen garden, which is a highly productive and provides the current owners with vegetables and salads throughout the year.

The garden covers approximately 1.5 acres and has historically been managed organically and has become a haven for many forms of wildlife. Mixed borders abound packed with a wide range of plants to maintain interest at all times of the year. It is understood that there are over 50 old fashioned roses, many clematis and a wide range of shrubs. Adjacent to the vegetable garden there is a wild flower area and a pond which stand behind some ancient Scots pine. From this area there is a gateway leading out to the paddock, which is separated from a further small paddock with a small wooded dingle with a stream which runs for part of the year. Overall this is a truly delightful environment having been tended to lovingly for approximately 30 years by the current owners.

Services - We are advised that the property is connected to mains water, mains electric and private drainage. An oil-fired boiler provides the central heating and also the domestic hot water, in conjunction with solar panels. Please note the services or service installations have not been tested.

Council Tax - Band E Herefordshire Council.

Tenure - Freehold with vacant possession upon completion.

Directions - From Hay-on-Wye proceed out of the town on the B4348 towards Cusop, continue through Cusop and carry on this road taking the right hand turn signposted to Ross-on-Wye which continues as the B4348. Continue through the villages of Dorstone and Peterchurch. Once through Peterchurch take the next right hand turn signposted to Michaelchurch and continue through Vowchurch and Turnastone and proceed up the hill past the first turning signposted To the Church and take the next turning to the left, which is adjacent to a red brick chapel. Continue along this road and at the T junction at the end of the road turn left. Take the next left signposted Bacton and Pontrilas. Continue along this lane and take the first left hand junction. Continue up the road for approximately 1/3 rd of a mile where the gated entrance to the property will be found on the right hand side.