



Upper Rock
Newton St. Margarets | Hereford | HR2 0QW

FINE & COUNTRY
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Upper Rock, Newton St. Margarets

A quietly located beautifully converted and extended character property with contemporary oak framed extension, detached outbuildings with a variety of potential uses and approximately 4 acres of surrounding land with views to the Black Mountains.

Upper Rock is a beautifully appointed detached period property standing in a quiet, rural location with outbuildings, set in about 4 acres of land. Originally a character cottage the property has been greatly altered and extended with the addition of an oak framed extension with imaginative use of glass to provide wonderful views from the principal rooms, yet retain all of the inherent charm and character that the property has. The original cottage is believed to date back to the early part of the 19th Century and care has been taken with the Oakwright designed extension to provide a sustainable, eco-friendly heating and lighting system making the property very economical to run. In addition, there are features such as wood burning stoves, PV panels (producing an income), solar panels, ground source heating, rainwater harvesting and private bio-disc drainage to minimise the impact of the environment and the running costs.

There is a detached L-shaped range of outbuildings incorporating a large studio with office space with wet room off - ideal for work

from home or (subject to any necessary consents) further residential living accommodation. Alongside is a small barn and double open garaging. The property stands in a generous garden with a three acre paddock area beyond and additional land (up to 12 acres) possible.

The villages of Peterchurch, Ewyas Harold and Longtown are located about 3 miles away and offer good local facilities in the form of village shops, public houses, primary schools, etc. The main feature has to be that the property is in the catchment area of the Fairfield Secondary School, at Peterchurch, 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 towns of Hereford, Abergavenny and Hay-on-Wye are also approximately half an hour's drive away which offer a host of shopping facilities.

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

MAIN RESIDENCE

This is a stunning detached four bedroomed property with the original cottage providing much character, yet a cleverly designed attractive extension provides contemporary open plan light and airy living space to complement the former.

DRAWING ROOM - 28'10" x 22'8" max (8.79m x 6.9m max) being slightly L-shaped and excluding the staircase and cloakroom which are at one end. This room has stunning south easterly and south westerly views over the gardens and open fields towards the Black Mountains in the distance. In particular the setting sun in the winter over the Black Mountains provides a charming feature. There is an open fireplace with wood burning stove, French doors to garden, glazed screen south east, main entrance door to the front and staircase to the first floor. Also off this room is a:



CLOAKROOM - with low flush WC, Belfast sink, plumbing for washing machine.

DINING ROOM - 23'11" x 10'10" (7.3m x 3.3m) with door and windows south east, tiny window north west, fireplace at one end with wood burning stove and leading to:

KITCHEN - 18'1" x 8'6" (5.51m x 2.6m) with extensive fitted floor and wall units with worktops, ceramic sink, fitted cooker and induction hob, extractor fan, various other appliances, windows north west and south west with views, door to:

REAR ENTRANCE HALL - with inner and outer door, window north west, fitted cupboards, recess for fridge/freezer.

FIRST FLOOR

SPACIOUS LANDING - with glazed gallery overlooking the lower level, split staircase leading to either side.

MASTER BEDROOM - 17'5" x 15'5" (5.3m x 4.7m) with magnificent oak frame and beams forming a delightful feature, stunning views to the south east and south west including a small balcony which enjoys the morning sun. Off this is an:

EN-SUITE SHOWER ROOM - with shower cubicle, low flush WC and hand basin.

Off the landing is:

BEDROOM 4/DRESSING ROOM - 12'6" x 5'9" (3.8m x 1.75m) with window north west. This has also doubled as a dressing room for the main bedroom.

Off the other landing is:

BEDROOM 2 - 19'4" x 8'10" (5.9m x 2.7m) with windows south west with views of the mountains.

BEDROOM 3 - 11'2" x 10'10" (3.4m x 3.3m) with fitted cupboard, window south east and connecting door into:

FAMILY BATHROOM - (off landing and also connecting into bedroom 3) with low flush WC, panelled bath with over bath shower, hand basin, window south east.

THE ANNEXE

A few yards away from the house is a detached **L-SHAPE GARAGE/BARN/ANNEXE** which has been adapted as a work studio with the principal room measuring **19'4" x 18'8" (5.9m x 5.7m)** max with windows to three elevations, a wood burning stove and outside door. This room is ideal as a studio/workshop or treatment room and could, with any planning consents necessary, make a brilliant granny or nannie annexe or a self-contained holiday suite. In one corner is a **WET ROOM** with low flush WC, hand basin and shower cubicle. A staircase leads to the first floor where there are two further rooms measuring **5.5m x 3.3m (18'1" x 10'10")** and **5.6m x 3.0m (18'4" x 9'10")**, the latter having a gallery overlooking the lower level. These are currently used as offices and workrooms, but again have quite a bit of flexibility.

To the rear of the studio is the **BARN/GARDEN STORE measuring 10.4m x 4.4m (34'1" x 14'5")** with three double doors providing excellent access. This room, again, could be easily adapted for a more beneficial use, subject to any consents and it is ideal for a variety of purposes. Alongside is the **OPEN CARPORT - 17'5" x 14'9" (5.3m x 4.5m)** with pillars to front and room for two cars.

At the foot of the garden is a **GARDEN STORE measuring 18'1" x 9'6" (5.5m x 2.9m)** which is again a useful storage facility.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

THE GARDENS

The house is approached via a sweeping drive into a large paved turning and parking area which provides plenty of room for a number of vehicles and also access alongside the garage block to the field behind. Across the road is a polytunnel area and a kitchen garden. To the south and south west of the house are formal gardens which are beautifully laid out and enjoy terrific views over the surrounding countryside to the Black Mountains in the distance and in particular enjoys evening sunshine and sunsets.

THE LAND

Beyond the outbuildings is an attractive pony paddock of approximately 3 acres which is perfect for equestrian use, although it has also been planted with fruit trees. A right of way exists for a neighbour to harvest woodland through part of the property.

ADDITIONAL LAND

As well as the above, there is a further 12 acres of pasture to the north east of the house which is available via separate negotiation, with some considerable flexibility as to the exact boundary. There is also a third of an acre of wood that could be included.

SERVICES

We are informed that the property is connected to mains water and electricity. Private bio-disc drainage system. PV panels producing an income, together with solar panels to supplement the heating. Rainwater harvesting.

HEATING

Ground source heating.

COUNCIL TAX

Band D.

TENURE

We are informed that the property is of freehold tenure.

DIRECTIONS

Best approached from Vowchurch which is roughly equidistant between Hereford and Hay-on-Wye on the back road (B4348). Proceed past Vowchurch and Turnastone churches, up the Slough pitch for 2 miles and take the left turn signposted Newton St. Margarets. Drive for approximately 2.3 miles, passing St. Margarets church where Upper Rock can be found as the first house on the left hand side down the hill. Grid Reference: SO 353 335.

VIEWING

By appointment through McCartneys LLP - 01497 820778. Out of office hours contact Ryan Williams on 07971 289368.

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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