



Wicket House, Lower Maescoed, Herefordshire, HR2 0HP

Asking Price £790,000

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A fantastic opportunity to purchase not only a beautiful family home but also a small holding set on approximately 4.5 acres.

The property is currently used for ponies, featuring stables, separate paddocks, and various outbuildings. Nestled in the scattered hamlet of Lower Maescoed, just 2.5 miles from the nearest village of Longtown, this property boasts stunning countryside views, offering a perfect blend of rural charm and practicality.

Beautifully presented, this 4/5-bedroom family home is set within approximately 4.5 acres of gardens and grounds. Featuring a fully functional office, stables, a hay store, and a tack room, it offers an ideal setup for those interested in keeping ponies or livestock. Its thoughtfully designed layout enhances the character and charm of this wonderful property.

Lower Maescoed is a rural hamlet approx. 2.5 miles from Longtown, which offers a good range of facilities in the form of primary school, post office, village hall, public house and village shop. The property also benefits from lying within the catchment area for the highly regarded Fairfield High School. The larger regional centres of Hay on Wye (10 miles), Abergavenny (12 miles) and the cathedral city of Hereford (18 miles) offer a wider range of social, shopping and leisure facilities. The surrounding countryside is well noted for its outstanding natural beauty with an abundance of bird, plant and other wildlife and good access for country walks and rides.



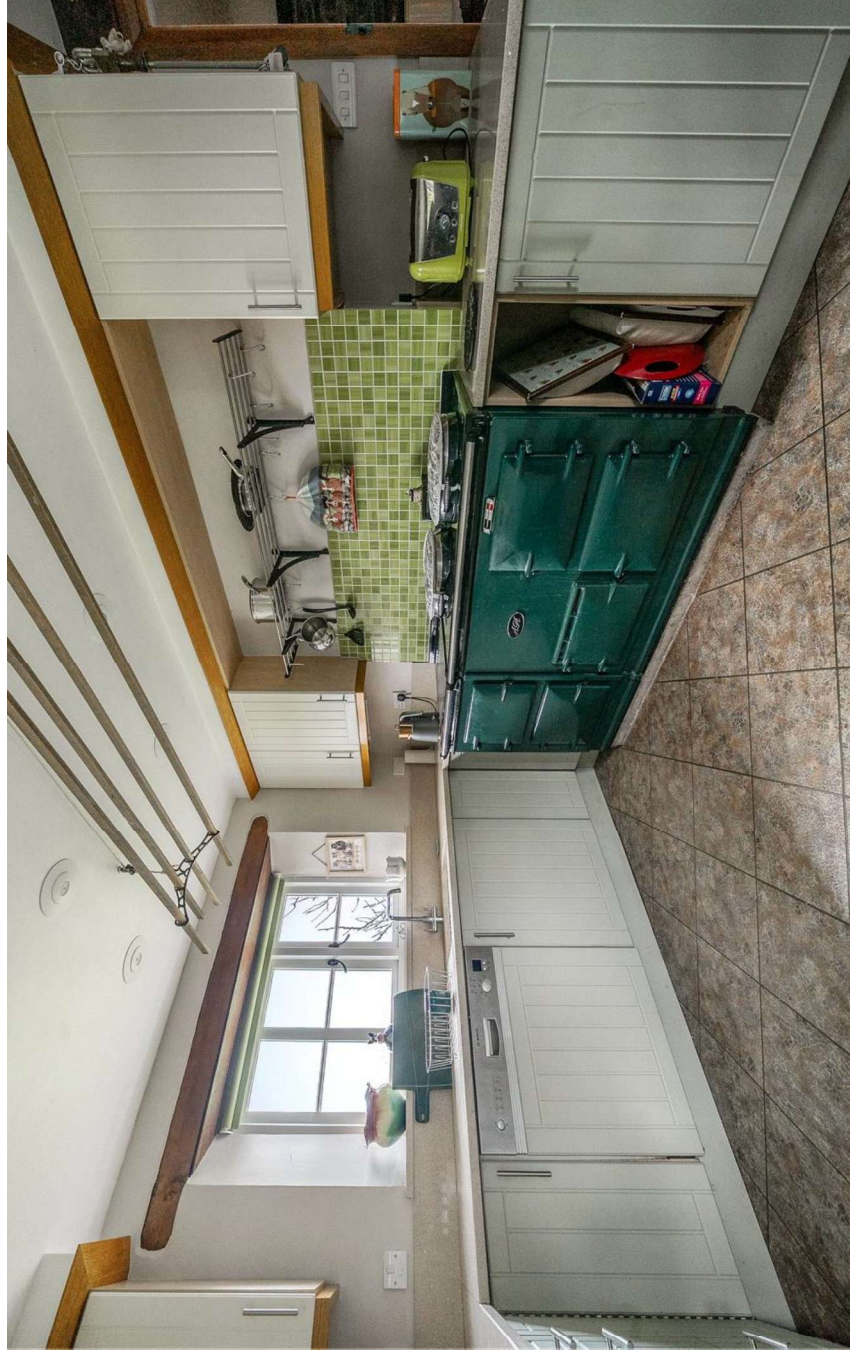
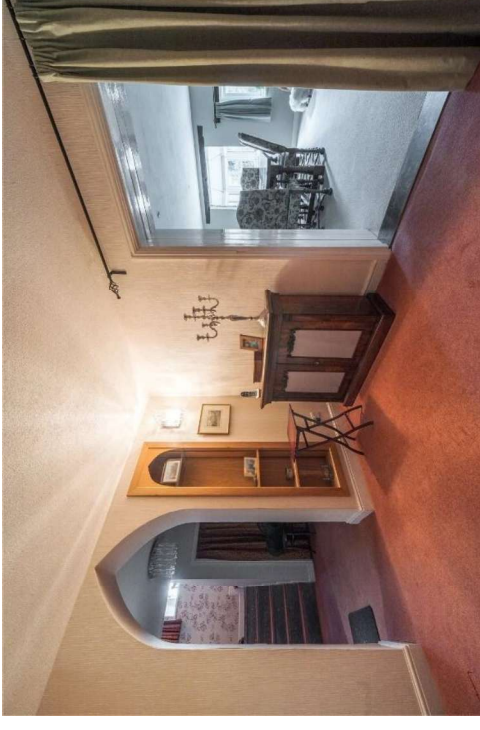
Walk Inside

The front door opens into a welcoming entrance porch, which leads into the main hallway. To the right, there is a downstairs cloakroom, while straight ahead, an opening leads into the spacious dining room. This charming space features a large stone fireplace with a wood-burning stove, and to the side of the fireplace, an old set of stone steps adds character. A beautiful bay window overlooks the garden and the rolling countryside beyond.

From the dining room, you step into the cozy living room, which boasts another striking stone fireplace with a burner, creating a warm and inviting atmosphere. Continuing further, you are welcomed into a fabulous family room, partially glazed to flood the space with natural light while framing breathtaking countryside views.

Exposed stonework adds to the character of this wonderful space.

Returning to the main hallway, an arched opening to the left leads to an additional hallway with a staircase to the first floor. From here, a door opens into the kitchen, which is fitted with a range of units and features a large electric AGA. There is ample space for a dining table and chairs, making it a perfect gathering spot. A door from the kitchen leads to the utility/boot room, which provides access to the garden

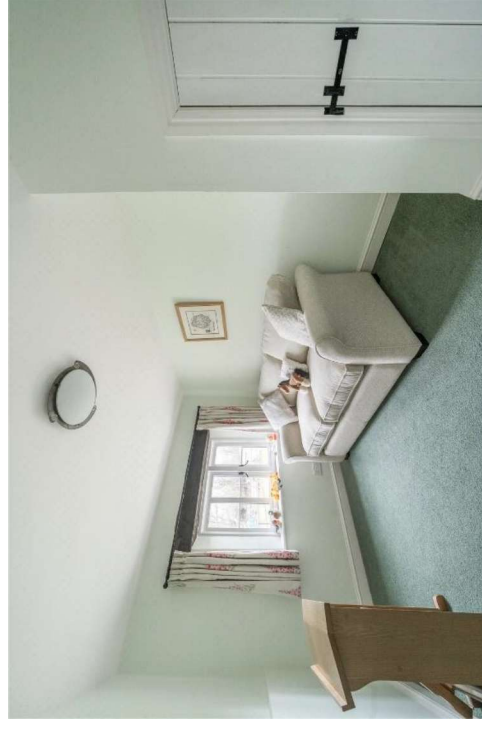
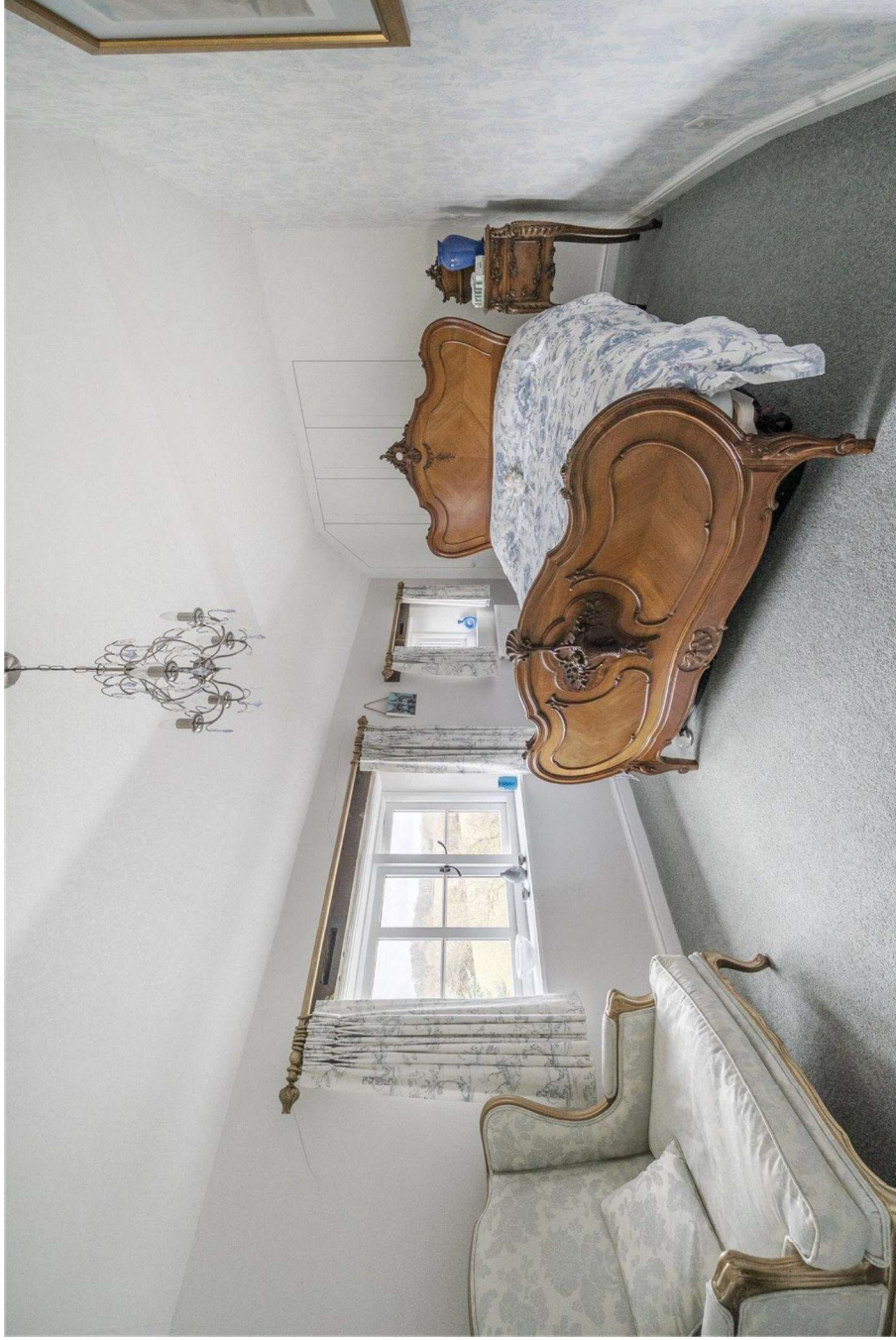
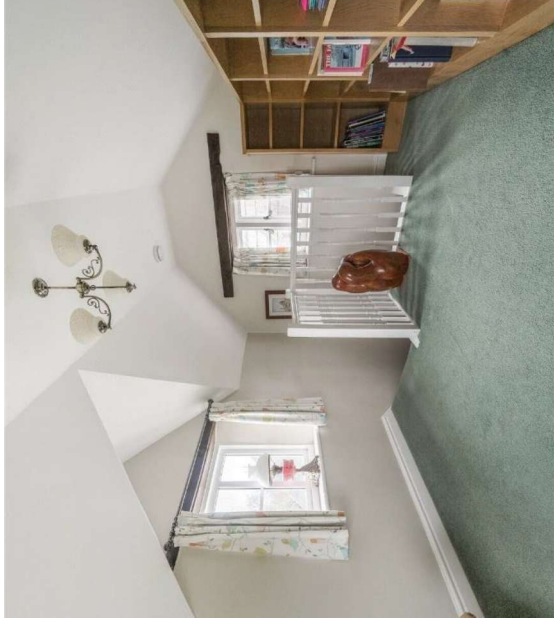




The stone staircase leads up to the first-floor landing, where a window fills the space with natural light. To the right, a step leads into a walk-through dressing room, which continues into the master bedroom, complete with an ensuite shower room.

To the left of the landing is Bedroom 2, a bright room featuring dual-aspect windows and a charming arrow slit window. From the landing, there are two additional bedrooms—one with built-in wardrobes and the other with a cupboard. The family shower room is also located on this floor.

A further set of stairs leads to the attic room, a versatile space with built-in bookcases, ideal for a variety of uses



Walk Outside

The property is accessed via a shared lane that leads to a parking area at the front. To the right, there is additional parking with an electric vehicle charging point, offering convenient access to the stables.

The immediate gardens are mainly laid to lawn, enclosed by mature hedges, and feature attractive paving stones leading to the front door. The outdoor space is further enhanced by a variety of mature trees, a charming pond, and several storage sheds. A dedicated vegetable patch adds to the property's appeal.

The land is divided into paddocks, some of which have shelters. A spacious yard provides access to four stables, a barn, and various storage areas. Additionally, there is a fully functional office and a hay store, making this an ideal setup for equestrian or smallholding use.



Lower Maescoed, Hereford, HR2

Approximate Area = 2553 sq ft / 237.1 sq m

Outbuilding = 2324 sq ft / 215.8 sq m

Total = 4877 sq ft / 453. sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	77	57
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



General

SERVICES: We are informed that the property is connected to mains electric and water. There are two private septic tank and PV Solar panels.

HEATING: Oil fired central heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band F

TENURE: We are informed that the property is of freehold Tenure.

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link;
www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01497 820778
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Directions: what3words.com/surprises.powers.quite

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NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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