



Little Edwards Barn and Woodpecker Lodge, Newton St. Margarets, Hereford, HR2 0QG

HUNTERS[®]
EXCLUSIVE



LITTLE EDWARDS BARN AND WOODPECKER LODGE, NEWTON ST MARGARETS, HEREFORD HR2 0QG

Beautifully presented detached barn conversion plus detached cottage/lodge, outbuildings/stables, gardens and pastureland.

- **Exceptional rural location within a haven for wildlife**
- **Main accommodation – Reception area/drawing room, snug**
- **Fabulous kitchen and seating area opening onto terrace**
- **Utility, W.C., three bedrooms with luxurious ensuite facilities, family bathroom,**
- **Two bedroomed detached lodge providing holiday accommodation with open plan sitting room/kitchen, bathroom**
- **Fabulous specification, including underfloor heating, oak flooring and internal doors, chromed power and light points, Thomas Sanderson plantation style shutters throughout.**
- **Beautifully landscaped gardens plus pasture land with pond**
- **In all the property extends to approximately 2.75 acres (to be verified).**
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GUIDE PRICE: £650,000





DIRECTIONS

From Hereford proceed towards Abergavenny on the main A465 upon reaching Belmont Abbey turn right towards Clehonger and at Clehonger bear left signposted Kingstone. Proceed through Kingstone and at the junction with the B4348 turn right signposted Peterchurch. Continue towards Peterchurch and upon reaching Vowchurch take the second left turn towards Michaelchurch thereafter continue for 2.75 miles and upon reaching Newton St Margaret's take the second turning on the left (by the chapel) thereafter continue for a third of a mile where the entrance and the tree lined driveway to the property can be found on the right-hand side.

SITUATION AND DESCRIPTION

This property occupies a truly exceptional location and provides a wonderful wildlife haven surrounded by open countryside yet accessible to a number of local and regional centres including Hereford, Abergavenny, Ross-On-Wye and Monmouth. Excellent motorway communications are available from Ross on Wye and dual carriageway access from Abergavenny plus rail links also from Abergavenny and Hereford.

More locally the nearby village of Peterchurch provides a comprehensive range of local amenities.

The property itself comprises a beautifully presented detached barn plus separate two bedroomed detached cottage/lodge all within a delightful environment which incorporates landscaped gardens, various seating areas, summer house, plus paddock with small pond and in all extending to 2.75 acres.

In detail this delightful property which has a fabulous specification which includes not only underfloor heating but Thomas Sanderson plantation style shutters, numerous oak and internal doors, superb bespoke kitchen, the property also benefits from open views towards the Malvern's.



In detail this superb property comprises: -

Oak Stable entrance door to

UTILITY ROOM with oak fronted range, work surfaces, 1.5 bowl quality enameled sink unit with tiling, Worcester oil fired central heating boiler, eye level wall cupboards, plumbing for automatic washing machine, spotlighting, oak ledge door.

CLOAKROOM and W.C. with limestone flooring, contemporary wash hand basin, cupboards, useful built in cupboard with hanging space and shelving.

SUPERB BESPOKE KITCHEN with limestone flooring, incorporating central island with quartz surface, mixer and flexible tap to china sink, cupboards and drawers, further work surfaces again with quartz surfaces, cupboards and drawers, matching tiling, integral freezer and dishwasher, air extractor over, further eye level wall cupboards, attractive curved corners, plate rack, exposed timbers, space for American style fridge, spotlighting, further fitted pantry cupboard again with quality curved corners, all open plan to delightful **seating and dining area** with Clearview wood burning stove and hearth, bi-folding doors to **flagstone terrace** and outside seating area.

SITTING ROOM AND RECEPTION AREA with entrance door part vaulted ceiling and open plan additional Clearview wood burning stove and hearth, exposed timbers, screened radiators, shuttered French windows, wall lighting, feature arrow slit window with ornate translucent glass work.

Double entrance to further

SNUG/LIVING ROOM

again with exposed timbers, shuttered French doors, screened radiator and useful under



stairs storage cupboard.

First floor accommodation is accessed via two staircases, with to the far end an ancillary stairway to

LANDING

BEDROOM SUITE with boarded floor, exposed timbers, part pitched ceiling, useful built in wardrobe and sock cupboard. **Ensuite shower** with curved shower cubicle and ornate shower, boarded floor, W.C wash hand basin, chromed heated towel rail, air extractor, Velux windows spot lighting, very pleasant open views.

SECOND BEDROOM SUITE with original oak exposed timbers, vaulted window, built in wardrobe, **ensuite shower room** with large shower cubicle and screen with thermostatically controlled ornate shower, wash hand basin, W.C., heated chrome towel rail, air extractor, spotlighting.

Main Staircase and quarter Landing to

FIRST FLOOR SINGLE BEDROOM THREE again with part pitched ceiling, exposed timbers, presently with stud partition wall which could be removed to incorporate a larger double bedroom (subject to necessary regulations).

FAMILY BATHROOM with Pegasus spa bath, boarded floor, corner curved shower cubicle, ornate shower, W.C., air extractor, pedestal wash hand basin, chrome heated towel rail.



WOODPECKER LODGE

Woodpecker Lodge is a completely refurbished timber faced detached lodge currently providing **high end holiday accommodation**, with the benefits of solar panelling contributing towards electricity.

Entrance door to

ENTRANCE PORCH and **cloaks area** with slate flooring throughout the ground floor, door

COUNTRY STYLE KITCHEN with oak fronted range, cupboards and drawers, space for cooker, marble effect work surfaces and surround, brushed steel splashback, air extractor hood, eye level wall cupboards, quality 1.5 bowl sink unit, plumbing for automatic dishwasher, **breakfast area**, chromed light switches, cupboard housing the electric inverter, downlighting, part panelling, open plan to

SITTING ROOM again with slate floor, woodburning stove and hearth, ceiling light

STAIRS TO LANDING part pitched roof, flue, spotlighting, fitted cupboard.

BEDROOM ONE with Velux windows, delightful views towards the Black Mountains, built in wardrobe and adjoining cupboard, electric radiator.

LUXURIOUS BATHROOM with curved bath and shower screen, shower attachment, slate tiling close coupled W.C., wash hand basin, spotlighting, chromed towel rail.

BEDROOM TWO again with pitched roof and Velux windows and superb open views.



OUTSIDE

To the front of the lodge is a gravelled seating area and additional car parking and turning area, storage bins, water butt and lawned garden.

Open fronted wood panelled **single garage** with concreted floor, power and fluorescent lighting. Timber open front **two bay log store** and **enclosed store** with to the far side

Detached brick-built range of two quality stables with overhang, outside lighting, further water butt, external stairway to **granary storage over**.

In addition is a further **useful timber fully enclosed field shelter/workshop** with two double swinging doors and useful overhang.

The gardens really are a delightful feature having been carefully planned and landscaped incorporating immediately to the front of the property lawned garden with mature oak and natural pond, **timber panelled Summer House** (the summer house is fully boarded and insulated and could form an ideal garden office/study) with **decking** surrounded by trees and flowering shrubs and plants. Trellised arch with flowering wisteria, further garden plants and shrubs, "Rhino" aluminum **greenhouse** with **vegetable plot**, grassed area adjoining the tree lined and gated driveway. The property benefits from a second vehicular access to the rear.

Immediately in front of the property is a **large terrace** with outside lighting water butt, further gravelled car parking and turning area leading to an additional **fully paved seating area all overlooking the adjoining farmland**. Outside tap and lighting. Separate rear access. **Log store** and further **natural stone display**. Screened oil tank.



The gardens adjoin a lovely level/gently sloping **paddock** with mature trees and a small pond to the corner. In all this very flexible property extends to approximately **2.75 acres (TBV)**.

SERVICES

Mains electricity, mains water (metered), private drainage

LOCAL AUTHORITY

The Herefordshire Council 01432 260000

COUNCIL TAX BAND

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.





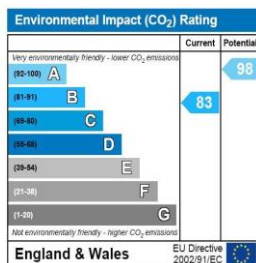
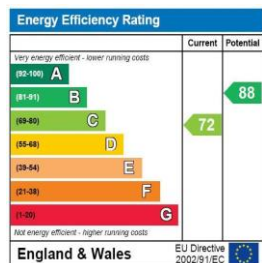
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APPROX. GROSS INTERNAL FLOOR AREA 2290 SQ FT 212.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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