



Court A Pella, Newton St. Margarets, Hereford, HR2 0QN

Court A Pella

Newton St. Margarets

Herefordshire

HR2 0QN

A stylish home with 3.76 acres of wild meadow and landscaped gardens set within the stunning Herefordshire countryside

Peterchurch 5.7 miles, Hay-on-Wye 11.2 miles, Abergavenny 14.3 miles, Hereford and station 15.3 miles, Bristol 50 miles, London 170 miles

Reception hall | Sitting room | Study | Snug/TV room/bedroom 5 | Study | Kitchen/dining room | Pantry | Utility room | Boot room | Principal bedroom | Dressing room/bedroom 4 | Jack and Jill family bathroom | 2 Further bedrooms | 2 Shower rooms | Garden | Static caravan offering tremendous potential to create an annexe (subject to necessary consents) | In all about 3.76 acres | EPC rating C

The property

Court A Pella is a simply stunning property which has been sensitively modernised and extended by the current owners to provide beautifully light, spacious accommodation throughout. Great care and attention has been taken to retain and install character, with many reclaimed materials being used. The overall finish is a perfect marriage of character detailing, desirable colour tones, clever design ideas and modern amenity such as underfloor heating and double glazing throughout. Altogether creating an incredibly stylish home, mixing old and new to offer a property fit for the modern world.

The ground floor accommodation flows from a generous central reception hall with flagstone flooring and high ceilings. Reception rooms comprise of an impressive dual aspect sitting room with vaulted ceiling, feature stone fireplace and four sets of French doors.

This room is full of natural light, boasting excellent connection to the gorgeous gardens. There is a snug/ T.V. room suitable for use as an additional bedroom if required, and a study with feature fireplace with freestanding French wood burning stove. Continuing through the hall, is the fabulous triple aspect kitchen/dining room with oak flooring, exposed ceiling beams, a range of bespoke wall and base units with marble worktops and a huge central island. Multiple windows and doors bring in light and offer views over the grounds and countryside beyond. The ground floor accommodation is completed by a useful boot room with adjacent shower/cloakroom, a separate utility room and a walk-in pantry.

Stairs rise from the reception hall to a large landing with useful storage giving access to the principal bedroom with feature fireplace, Jack and Jill access to the contemporary family bathroom and a door to an inter-connecting bedroom also accessible from the landing, currently configured as a dressing room. Also on this floor are two further generous double bedrooms, one with full-height glazing and doors opening to a Juliet balcony with stunning far-reaching views and a separate modern shower room.

Outside

The property is approached over a sweeping driveway providing parking for multiple vehicles. The grounds have been designed with nature and well-being in mind, having a beautiful wild flower meadow interspersed with trees, a wildlife pond and meditation mound. Mown pathways lead around the garden to various seating areas, all enjoying the wonderful views over the neighbouring countryside. Close to the house is a more formal garden with well stocked flower borders, offering year round interest and a further pond surrounded by a gravelled terrace. A former pig sty offers potential for conversion, subject to planning, as well as a static caravan (water and power on site) at the top of the field, which benefits from its elevated position amongst the beautiful landscape.











Location

Nestled on the banks of the Golden Valley and surrounded by some of the county's most beautiful countryside, ideal for walkers and cyclists, Court A Pella lies near to the small rural community of Newton St. Margarets, close to the Black Mountains, Offa's Dyke and the Olchon Valley. The nearby villages of Longtown, Ewyas Harold and Peterchurch offer a good range of day-to-day amenities including village shops, public houses, GP surgeries and popular primary schools. Michaelchurch Escley and Craswall have well thought of pub restaurants closeby. The towns of Hay-on-Wye and Abergavenny offer more comprehensive amenities. Located on the River Wye, the cathedral city of Hereford has a pedestrianised shopping area with a comprehensive selection of boutique and High Street stores such as Waitrose together with independent cafes and restaurants, a good range of services including leisure centre and pool, a hospital, cinema and museums.

The area offers a good selection of state schooling including Ewyas Harold Primary School and Kingstone and Fairfield High Schools together with a wide range of noted independent schools including Hereford Cathedral School, Haberdashers' Monmouth, Christ College, Lucton and Rougemont.

Directions

Please use WHAT3WORDS/// mobile app. **what3words///sofa.confetti.heaven** will take you to the entrance to the drive.

From Hereford take the A465 south towards Abergavenny. At Wormbridge turn right to Abbeydore. At Abbeydore turn right, follow signs to Bacton. Go through Bacton and turn right at the T junction to Newton St Margarets. The drive will be on the right after 0.8 miles.







General

Local Authority: Herefordshire

Services: Ground source heat pump, mains electricity and water, solar panels, private drainage

Council Tax: Band E

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: the property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Ludlow

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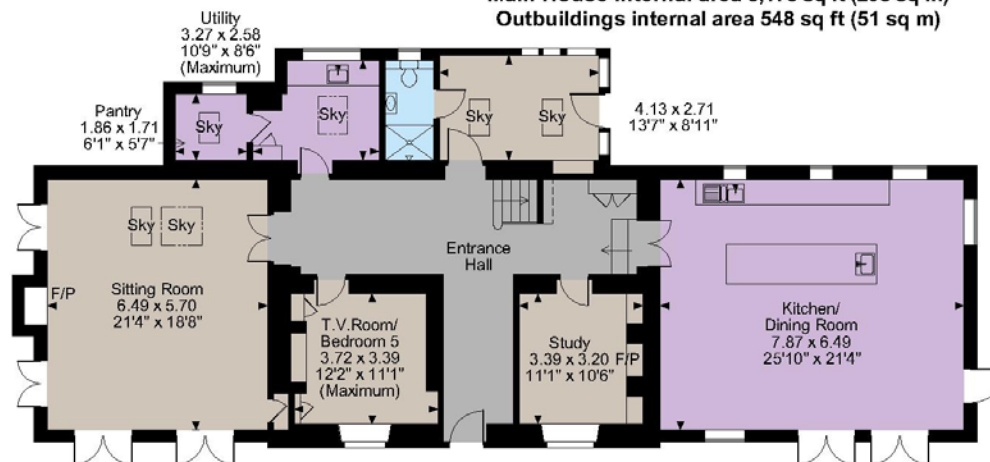
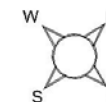
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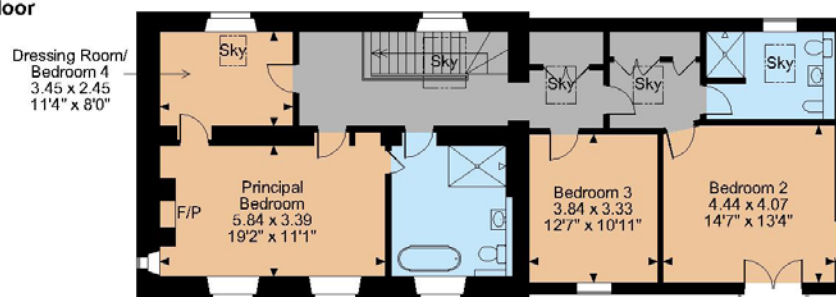
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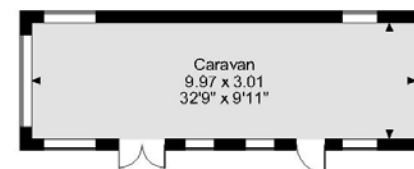
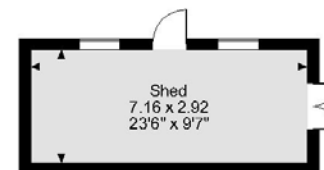
Court A Pella, Newton St. Margarets, Hereford Main House internal area 3,178 sq ft (295 sq m) Outbuildings internal area 548 sq ft (51 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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