

Weavers Green, Newton St Margarets, Herefordshire, HR2 0QF

LOCATION

The property is situated in a part of rural Herefordshire renowned for its glorious countryside and is ideal for both the walking and riding enthusiasts. It offers tremendous far reaching views across the Golden Valley and surrounding area. The Bridge Inn at Michaelchurch Escley which is well regarded for its food, is just 2 miles distant. Amenities are available within the Golden Valley Village of Peterchurch which lies only 3 miles distant in the form of village shop/post office, two public houses, restaurant, etc. The popular schools of Michaelchurch Escley Primary, Peterchurch primary and Fairfield High School are within easy reach. More extensive amenities can be found within the Historic market and book town of Hay-on-Wye or the Cathedral City of Hereford which are found within 11 and 12 miles respectively. Newton and St Margarets are two separate and delightful adjoining parishes - parishes rather than villages, each being sparsely populated in a dispersed pattern of farms and homesteads, which are located in the attractive upland foothills of the Black Mountains.

DIRECTIONS

From Abergavenny take the A465 road towards Hereford. At Pandy take the left turn at the Old Pandy Inn (signposted Longtown). Follow this road for several miles passing through Clodock. Upon reaching Longtown, take the right turn for Michaelchurch and Hay. Follow this road passing the post office on your right hand side. Go over the bridge and follow the road towards Michaelchurch Escley for approximately 4 miles and passing the Bridge Inn and Church on your right. After a further ¼ mile take the right turn towards Vowchurch and Hereford. Follow this road for approximately 1 mile and take the third right turning for St Margaret's and Church. The property will be found approximately ½ mile along here on the left hand side. (If you require directions from Hereford, please contact Parry's office).



Rear of Property

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£480,000

- Registered smallholding in sought after area
- Detached 4 bedroom cottage in need of modernisation
- With annexe potential
- Circa 5 acres of paddocks and garden
- Stunning countryside views over the Golden Valley



PARRYS

01873 858990

enquiries@parrystateagents.co.uk
www.parrystateagents.co.uk

ABERGAVENTNY

MONMOUTH

ROSS-ON-WYE

USK

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. The floor plans and measurements should not be relied upon as being accurate, to scale or as a representation of fact. FIXTURES & FITTINGS of the property are offered at the full price quoted and as described, but please note that none of the appliances or services have been tested. Any item not mentioned is specifically excluded. IMPORTANT NOTICE These particulars are set out as a guideline only. Any areas, measurements or distances are approximate. Descriptions are inevitably subjective and those made herein are made in good faith as an opinion but not by way of a statement or fact. 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.



Parrys Property (Abergavenny) LLP Registered Office : 21 Nevill Street, Abergavenny, NP7 5AA
Registered Number: OC314727 Partners : Heather Cook MNAEA Tom Parry BSc(Hons) MRICS

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A rare opportunity to acquire a registered smallholding in the sought after area of Newton St Margaret's. Weavers Green is believed to date back to early circa 1700's and has been extended and modernised in previous years. It is set back off the road down its own driveway and is surrounded by its circa 5 acres making the property idyllic for someone requiring peace and privacy. The views to the rear are breath taking overlooking the Golden Valley and adjoining countryside. Although the property does require some updating and redecoration, it does benefit from LPG gas fired central heating and uPVC double glazing to the majority of the property. In brief the accommodation comprises to the ground floor: Lean to/porch, sun room, bedroom 4, bathroom, kitchen, sitting room. To the first floor are three bedrooms and a cloakroom. There are several outbuildings including loose boxes, hay store, workshop and stone playhouse/home office. Garden, vegetable garden and circa 5 acres split into 4 enclosures.



GROUND FLOOR

LEAN-TO/PORCH

13' 9" X 8' 9" (4.19M X 2.67M)/22' 9" X 8' 9" (6.93M X 2.67M)

This lean-to is of block construction with wooden frame and Perspex roof and is split into two. Windows overlooking the front and side and glazed double doors to front. Tiled floor and door to sun room. A wrought iron gate leads into the second area of the porch/lean-to with windows to front and side glazed double doors to sitting room. This has a concrete paved floor.

SUN ROOM 16' 8" X 9' 6" (5.09M X 2.89M)

Glazed uPVC windows to front. Wooden window to side. Fitted base and wall cupboards. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble drier. Space for freezer. Tiled floor. Night storage heater. Radiator. Access to loft space over the bathroom. Door to:

BEDROOM 4 11' 7" X 8' 8" (3.54M X 2.65M)

uPVC window to rear with fantastic views. Laminate floor. Radiator.

BATHROOM

Obscure uPVC window to rear. Bath. Part tiled walls. Low level W.C. Pedestal wash hand basin. Step in shower unit. Airing cupboard housing hot water tank with slatted shelving. Wall mounted heater. Fitted mirror and shaver point. Tiled floor.

KITCHEN 13' 5" X 10' 0" (4.09M X 3.04M)

Windows to front and rear (with deep window sill). Fitted base and wall cupboards. Stainless steel sink with tiled splash back. Under counter space and plumbing for dishwasher, fridge. Space for cooker. Exposed ceiling beams. Doors to two pantry cupboards. Fireplace housing LPG gas fire which provides domestic hot water and central heating (the chimney is lined). Space for table and chairs. Cupboard housing electric meter box. Door to:

SITTING ROOM 18' 10" X 13' 3" (5.74M X 4.03M)

A lovely character room with two windows to rear and one window to front. Glazed double doors to front into lean-to. Exposed ceiling rafters and beams. Feature fireplace with stone surround, tiled mantle and concrete hearth. Door to under stairs cupboard. Wooden stairs off to first floor.



FIRST FLOOR

LANDING

Two windows to front. Exposed beams. Doors to all first floor rooms.

BEDROOM 1 13' 11" X 12' 2" (4.24M X 3.71M)

Double aspect windows to front and rear. Radiator.

BEDROOM 2 10' 9" X 10' 6" (3.27M X 3.21M)

Window to rear. Radiator. Door to cupboard with hanging rail and storage space and cold water tank.

BEDROOM 3 9' 1" X 6' 3" (2.78M X 1.91M)

Window to rear. Radiator. Two steps up to door leading to a built in wardrobe with hanging rail.

CLOAKROOM

Low level W.C. Pedestal wash hand basin. Fitted mirror with light and shaver point above. Extractor fan. Radiator.

OUTSIDE

The property is approached via a driveway that leads to a parking and turning area to the side of the house. Steps lead down to a crazy paved path and patio area to the front of the property. To the rear is a lawned garden and to the side is a vegetable garden. The property is in the centre of its circa 5 acres which are split into four separate enclosures, which have water troughs supplied by mains water.

STEEL BARN

This barn is split into two as follows:

HAY BARN 48' 11" X 20' 4" (14.9M X 6.2M)

With power and light.

BARN 48' 11" X 20' 4" (14.9M X 6.2M)

Within this barn are four looseboxes which measure approximately 12ft x 12ft (3.65m x 3.65m). Each loosebox has a water tap. With power and light.

ADJOINING WORKSHOP 37' 9" X 22' 0" (11.5M X 6.71M)

With power and light.

STONE SHED/OFFICE/PLAYROOM

13' 10" X 6' 2" (4.22M X 1.87M)

Stone construction. Previously a pig-cote, which the owner uses as an office. Light.

OTHER INFORMATION

uPVC double glazing to most rooms (excluding the lean to and one other window in the main house).

SERVICES

We are advised that mains electricity and water are connected to the property. There is also spring water. LPG Tank providing gas fired central heating. Septic tank.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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.

