

COBB
AMOS



The Old School, Newton St Margarets, Herefordshire, HR2 0QS

Offers in the region of
£270,000

Forming part of a converted old school this charming three bedroom family home has retained much of its original character, offering spectacular views and set in beautiful scenery. Benefiting from oil heating, spacious living accommodation and a third of an acre paddock, garage and workshop.



Introduction

A delightful, deceptively spacious, stone property which was converted from the former Newton school which was built in 1876 and served the local area until 1960. Enjoying stunning views of the Black Mountains to the front and open countryside to the rear and nestled within the Golden Valley in a small rural hamlet. The property has been converted out of what was the main part of the school and it's entrance porch. It maintains many original features including arched doorways, original wood flooring and exposed timber roof trusses. Accommodation comprises: porch/utility area, large open plan kitchen/living/dining room, rear hallway, three double bedrooms and a shower room. Oil heating and double glazing are throughout.

Property description

As you enter the property through the rear porch there is access to the hallway. From here there is a cloakroom which is fitted with a two piece white suite. A door opens into the large, open plan kitchen/dining/living room. The kitchen/dining area is a great size with matching wall and base units, plus space for an oven and fridge/freezer. The living area features a woodburner with original stone surround, contemporary spot lighting and two double glazed windows. Original pine flooring is laid throughout. A beautiful, period oak door opens into the porch/utility room which has fitted wooden base units, a butler sink and gives access to the front of the property.

The first floor can be accessed from the inner hallway. The landing is a light and airy space with a storage cupboard and doors to all bedrooms, plus the family bathroom. Bedroom one and two are both double rooms with a feature wall and double glazed window, one with a Velux. Bedroom three is also a double with a Velux window and access to the attic. The family bathroom is fitted with a three piece white suite and Velux window.

Gardens and parking

To the front of the property is a level garden which is mainly laid to lawn. To the rear of the property there is access to the driveway, which provides off road parking and access to the carport and garage as well as a wooden shed.

There is 1/3 of an acre paddock which could be used for a small number of livestock.

Workshop

There is an external attached workshop with both light and power and a storage loft above.

Garage

The garage is accessed via the driveway with double wooden door, light and power. This space can be utilised for a number of uses. The separate carport measures approx 4.88m x 3.41m (16' x 11'2).

Location

Longtown (3 miles) being the nearest village, offers facilities including public house with B & B, primary school, village hall, shop/post office, etc. The larger village of Ewyas Harold (5 miles) also has pubs, shop/post office, petrol station, fish & chip shop, renowned butchers, doctors' and vet's surgeries. The property is located within the catchment area of the highly regarded Fairfield High School in Peterchurch. The cathedral city of Hereford (15 miles), and the market town of Abergavenny (12 miles) offer a wider range of social, shopping, and leisure facilities, plus rail connections. The border town of Hay on Wye (10 miles) is famous for its second hand bookshops and annual literary festival. There are an abundance of walks into the beautiful surrounding countryside, together with bridleways, and within a short distance the Black Mountains, Wye Valley, and Usk Valley, which offer a range of outdoor pursuits.

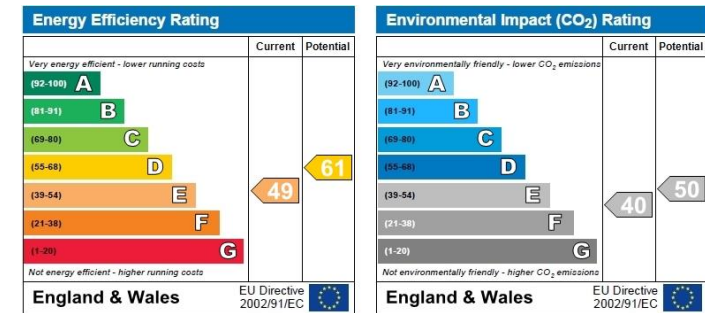
Services

Mains electric and water. Oil heating. Private drainage. Hereford Council Tax Band B.

Directions

Proceed out of Hereford on the A465 to Abergavenny. Continue for approximately 10 miles until you reach the village of Pontrilas, take the right hand slip lane signposted for Ewyas Harold. In the village go over the stone bridge and bear left. After a short distance take the left hand turn signposted for Longtown. Proceed for approximately 4 miles and upon reaching the T junction take the left hand turn over the bridge. Take the right hand turn signposted Newton St Margarets, continue on that road for approx 2 miles and the property can be found on the right hand side.

Energy Performance Graphs



THE PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale



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Summary

- Converted former school
- 3 double bedrooms
- Open plan ground floor
- 1/3 of an acre paddock
- Rural location
- Garage, carport

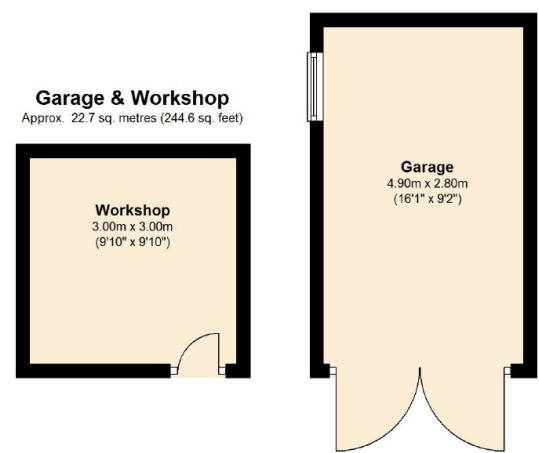
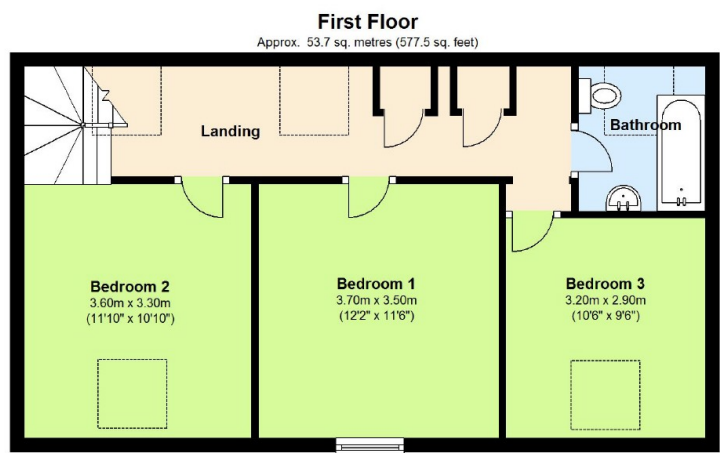
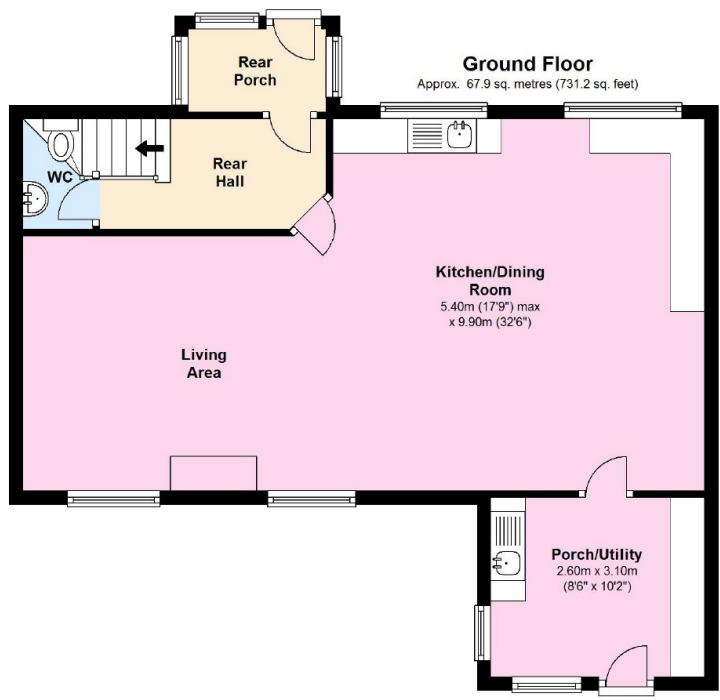
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Total area: approx. 144.3 sq. metres (1553.3 sq. feet)