



LITTLE MARISES

Newton St Margarets, Herefordshire HR2 0QG



Brightwells
PROPERTY

Established 1846

Little Marises

Newton St Margarets, Herefordshire HR2 0QG

A very attractive detached country cottage, beautifully presented throughout and set in large gardens and grounds which extend to approximately 1.5 acres.

Situation and description

The property lies on a quiet country lane in south west Herefordshire with local services available at the popular villages of Peterchurch and Longtown. More extensive facilities are available at the cathedral city of Hereford and at the market towns of Abergavenny, Monmouth and Hay on Wye.

Little Marises has been extended and renovated to an exacting standard by the existing owners and offers beautifully presented three bedroom living accommodation which includes double glazing throughout, all fitted carpets, three reception rooms, a well fitted kitchen, a combination of oil fired and electric heating together with beautiful gardens and grounds which extend to approximately 1.5 acres. In addition there is a steel framed garage and workshop and a number of garden stores.

The accommodation in more detail comprises:

Front door to enclosed entrance porch with power point and further door to

Entrance Hall With double panelled radiator, under stairs storage area, fitted carpet and door to

Cloakroom With quarry tiled floor, low flush wc, window to the side, corner wash hand basin and radiator.

Kitchen 17ft x 12ft 3 (5.18m x 3.73m) with quarry tiled floor, Creda night storage heater, power points, single drainer sink unit with working surfaces with base cupboards and drawers below, matching wall cupboards, fitted oil fired Aga, fitted two ring ceramic hob, built in electric cooker, space for dishwasher and fridge, double glazed window to the side, part tiled surrounds, power points, spot lights, telephone point, television aerial point and doors to Pantry cupboard with quarry tiled floor and fitted shelving. A set of glazed panelled doors and open access through to

Garden Room

19ft 7 x 9ft (5.96m x 2.74m) with double glazed windows

overlooking the gardens and double glazed doors to outside, Velux roof lights with remote control blinds, power points, dimmer switch, sea grass flooring and Dimplex convector/night storage heater.

Sitting Room 15ft x 13ft 8 (4.57m x 4.16m) with fitted carpet, double glazed windows on two sides overlooking the garden, exposed timbering, three radiators, power points, television aerial point and dimmer switch.

Snug 16ft 9 x 10ft (5.10m x 3.04m) with Creda night storage heater, quarry tiled floor, exposed timbering, stone walling at one end with fire place with fitted Clearview stove, double glazed window to the front and power points.

Utility Room 13ft 8 x 7ft 6 (4.16m x 2.28m) with Amtico flooring, Dimplex night storage heater, deep fill sink, working surfaces with cupboards below with space for washing machine, fridge and freezer, fitted oil fired central heating boiler, matching wall cupboards, power points, double glazed windows to the side, doors to under stairs storage cupboard with power point, storage recess with hanging rail and glazed panelled door to side entrance porch with tiled floor.

From the sitting room a fully carpeted staircase leads up to a

First Floor Landing With window to the side and door to

Bedroom One 15ft x 13ft 8 (4.57m x 4.16m) with fitted carpet, power points, telephone point, television aerial point, double glazed windows on two sides overlooking the gardens and access to roof space.

En Suite Bathroom 7ft 9 x 7ft 6 (2.36m x 2.28m) with small panelled bath with shower mixer over, wc, corner shower cubicle, ladder radiator, spot lights, extractor fan, vanity unit with wash hand basin and cupboards below, part tiled surrounds, radiator, double glazed window to the side, light and shaver point combined.





Inner Landing with fitted carpet, spot lights and range of fitted wardrobes and cupboards with courtesy lights.

Bedroom Two 12ft 4 x 12ft 8 (3.75m x 3.86 maximum) currently used as a study with double glazed windows on two sides, radiator, power points, telephone point, fitted shelving, fitted airing cupboard with factory lagged hot water cylinder and door through to second landing with fitted carpet and access to the roof space.

Dressing Room 4ft 10 x 7ft 2 (1.47m x 2.38m) with fitted carpet, hanging rail, window to the front, power points, wall shelving and wall lights.

Shower Room 6ft 10 x 6ft 9 (2.08m x 2.05m) with wc, wash hand basin, Velux roof light, shower cubicle, combined towel rail/radiator, light and shaver point and wall mirror.

Bedroom Three 16ft 9 x 10ft (5.10m x 3.04m) with fitted carpet, power points, radiator, Velux roof light, double glazed window to the front overlooking the gardens.

Outside

The property is approached from a country lane and then by a long gravel driveway which in turn leads to a large parking and turning area where there is a

Steel Framed Garage 17ft 5 x 17ft 8 (5.30m x 5.38m) with concrete floor, open front, power points and lighting.

On either side lie three garden sheds which all provide excellent storage space and a

Workshop / Small Barn 24ft 6 x 18ft 2 (7.46m x 5.53m) with sliding door to the front.

Little Marises stands in one corner of a large plot which extends to just over 1.5 acres. It is laid predominately to lawn and is interspersed with a large variety of mature trees including whitebeam, birch, cedar, chestnut, oak, beech, cyprus, larch, hawthorn and willow. There are also a large number of specimen shrubs and, from a number of points, there are views over the surrounding countryside. Within the grounds there is also a cedar octagonal summerhouse.

Agents Note further land may be available by request, 4.5 acres.



Services and Considerations Mains electricity and water, private drainage and oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band E. Fairfield School catchment. Tenure freehold. Broadband available. EPC E.

Guide Price £495,000



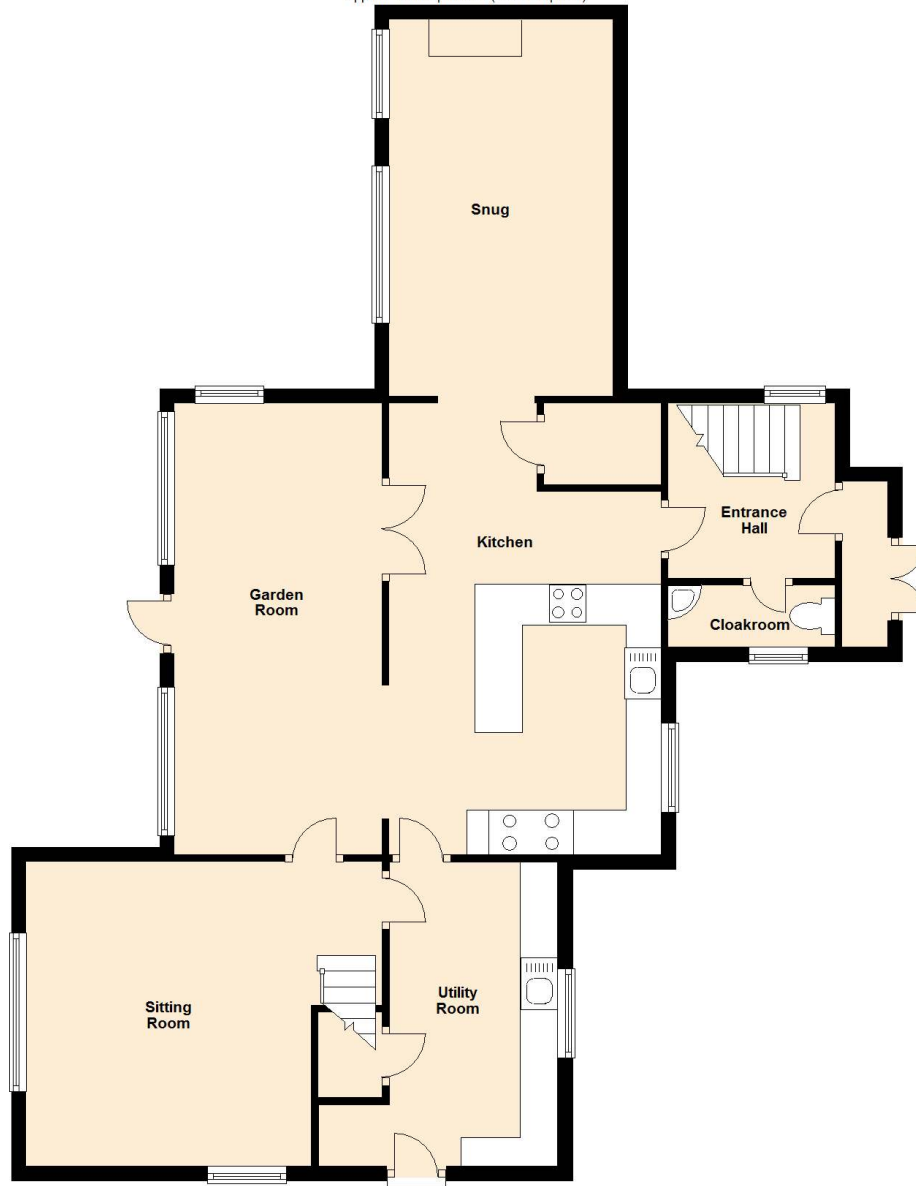
Directions

From Hereford proceed out on the A465 signposted to Abergavenny and after approximately 1 mile turn right after passing Belmont Abbey, signposted towards Madley, Clehonger and Eaton Bishop. At Clehonger bear left and proceed through Kingstone before turning right onto the B4348. At Vowchurch turn left towards Michaelchurch Escley and continue for 2.8 miles before taking the 2nd left hand turning, past the Methodist Chapel, and continue on this lane for 0.3 of a mile and the property will be found on the left hand side.

Map not to scale. Reproduced from Explorer 1:50000 by permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office
©Crown Copyright 1999. All rights reserved. License No:AL100034003



Ground Floor
Approx. 93.5 sq. metres (1006.3 sq. feet)



First Floor
Approx. 68.3 sq. metres (734.9 sq. feet)



Viewing: Strictly through the Agents:
Brightwells, Cathedral Chambers, Broad Street, Hereford HR4 9AS

brightwells.com
Tel: 01432 343800

B340 Ravensworth 0870 112 5306

These Particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these Particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



1.5
Acres

