



NEW INN FARM

Lower Maescoed, Herefordshire HR2 0HP



Established 1846

New Inn Farm

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In a wonderful rural setting, an idyllic smallholding comprising a pretty detached cottage, single storey stone barn and additional outbuildings and approximately 5 acres of grounds.

Situation and description

New Inn Farm forms part of the small rural hamlet of Lower Maescoed, which lies deep in south west Herefordshire on the edge of the Black Mountains and Brecon Beacons National Park. Local services are available at the larger villages of Longtown and Ewyas Harold with more extensive facilities at the cathedral city of Hereford and the market towns of Abergavenny and Hay on Wye.

As the name suggests, the property was once the village inn but is now an unspoilt smallholding with a pretty two/three bedroom cottage which retains many of its original features and in the past has had planning permission to extend, although this lapsed in 2009. It is surrounded by its own land which extends to approximately 5 acres and also includes a single storey stone barn which provides fantastic studio space and a useful pole barn, ideal for storage.

Accommodation

Front door to enclosed **Entrance Porch**

Dining Room with radiator, fireplace with fitted wood burner, window to the rear, dimmer switch, roof access, power points and arch way to

Kitchen with double glazed windows to the rear, single drainer sink unit, working surface with base cupboards and drawers below, matching wall cupboards, power points and radiator.

Inner Hallway with radiator, under stairs storage cupboard, wall lights, part glazed panelled door to the gardens and door to

Sitting Room with flag stone floor, radiator, power points, window to the front, fireplace, exposed timbering.

Inner Hallway with radiator, window to the front, telephone point, fitted carpet and doors to

Bathroom with panelled bath, wash hand basin, wc, part tiled surrounds, extractor fan, double glazed window to the side and radiator.

Ground Floor Bedroom Two with fitted carpet, double glazed windows with lovely views, radiator and power points.

From the inner hallway a staircase leads up to the

First Floor Landing/Childs Bedroom L shaped with window to the front, power points, radiator and vaulted ceiling.

Bedroom One with original fireplace, oak floorboards, radiator, power points and window to the front.

Outside

The property is approached from a small lane by its own gated driveway which leads down to the property where there is parking and turning space.

Adjoining the cottage on one side is a small timber framed lean-to barn 19ft 6 x 9ft approximately and on the other side of the cottage access can be gained to a

Utility Room/Boiler Room 7ft 6 x 7ft and houses the Worcester Bosch oil fired central heating boiler with space for washing machine and power points.

Adjacent to the cottage is an attractive single storey stone barn which has been converted by the existing owners to provide an excellent

Studio 29ft 4 x 9ft 6 with stone tiled floor, fitted wood burner, windows to the side, door to front, power points, telephone point and television aerial point.

Pole Barn 22ft x 20ft which is currently used for storage and **Poly Tunnel**





Directions

From Hereford take the A465 signposted towards Abergavenny and continue for approximately 10 miles. At Pontrilas turn right signposted Hay on Wye, Ewyas Harold and Longtown. Continue into the village and just after the bridge bear left towards Longtown. Continue for approximately 2 miles and turn right signposted to Lower Maescoed. At the crossroads, by the telephone box, bear left and take the second left hand lane, after approximately 1/3 of a mile, and the entrance to New Inn Farm will be found on the right.

Guide Price £395,000

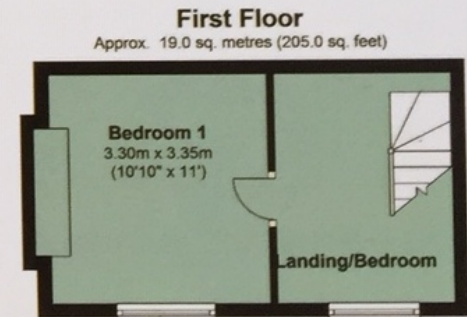
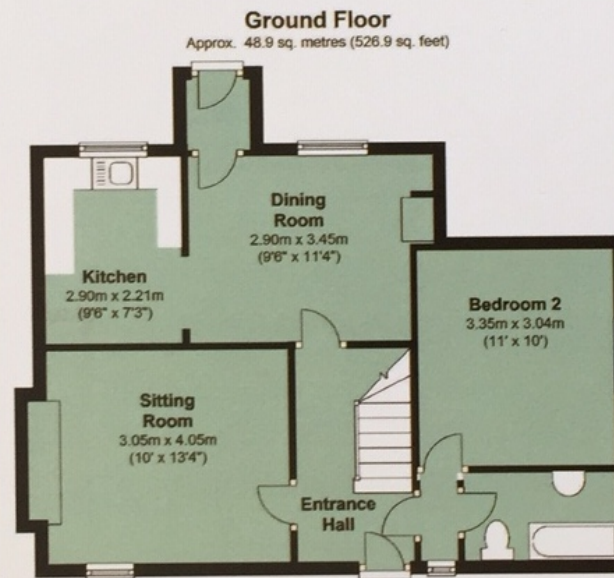
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Broad Street, Hereford HR4 9AS

To the front of the cottage there are attractive cottage gardens which are laid predominately to lawn with mature trees. The land is divided into six enclosures, ideal for equestrian use or for keeping a small head of stock and the existing owners have also planted fruit trees in three of the paddocks.

Agents Note: Planning permission had been passed for an extension which expired in 2009 but could be reinstated subject to the necessary approvals.

Services and considerations

Mains electricity, mains water, private drainage. It is not our company policy to test services and domestic working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band C. Tenure freehold. Broadband available. EPC E.



Total area: approx. 68.0 sq. metres (731.9 sq. feet)

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