



Upper Court, Newton St. Margarets, Herefordshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Upper Court, Newton St Margarets, Hereford HR2 0QN

A desirable country property with outbuildings and about 1.82 acres in all, situated on the edge of the Brecon Beacons National Park.

Longtown 5 miles, Ewyas Harold 6 miles, Peterchurch 6 miles, Hay on Wye 11 miles, Abergavenny 14 miles, Hereford 15 miles, M50 Motorway 21 miles, M4 Motorway 40 miles

Drawing room | Sitting room | Kitchen/breakfast room | Utility | Cloakroom | 3 Bedrooms | Family bathroom | Store | Hay barn | Stables | Gardens | Meadow/paddock | About 1.82 acres in all | EPC rating G

## Outside

The garden surrounding the property has rolling lawns and paved terracing, with mature trees and hedgerows. There are several outbuildings, including two stores, a hay barn and a stable block. To the rear of the house and stable block is wonderful meadow which is ideal for grazing livestock, exercising horses, or simply using as amenity land and an extension of the gardens.

## Location

The property is in the small, rural village of Newton St. Margarets. The surrounding villages of Longtown, Ewyas Harold and Peterchurch have various everyday amenities, such as farm shops, village stores, pubs and primary schools. The wonderful towns of Hay-on-Wye and Abergavenny offer further independent amenities and national brands such as Waitrose. The historic cathedral city of Hereford has an excellent choice of shops, supermarkets and leisure facilities. Direct and fast train connections to London are available from Hereford and Abergavenny. Schooling is available in the surrounding villages, with Hereford, Brecon and Monmouth offering well-thought of independent schooling.





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

Total Area (0.74 ha / 1.82 ac)

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Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. W18547-01 | Date 01.12.22





## The property

Upper Court sits in a super position amongst some of the finest verdant Herefordshire countryside. Situated on the edge of the Brecon Beacons National Park, the property boasts views of the Black Mountains.

The property is a charming detached period property offering a wealth of character features, such as exposed timber beams and original fireplaces. There are also useful outbuildings and extensive gardens and grounds.

The house has splendid stone and red brick elevations on the outside, and inside the décor is mostly neutral, with plenty of natural light brought in through the many sash windows.

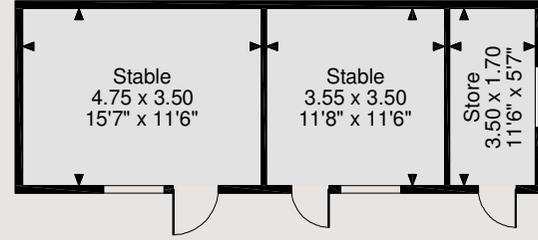
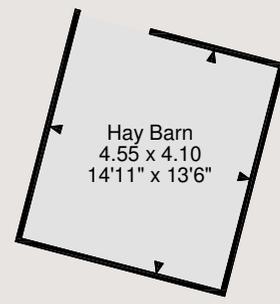
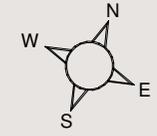
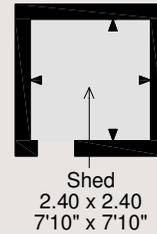
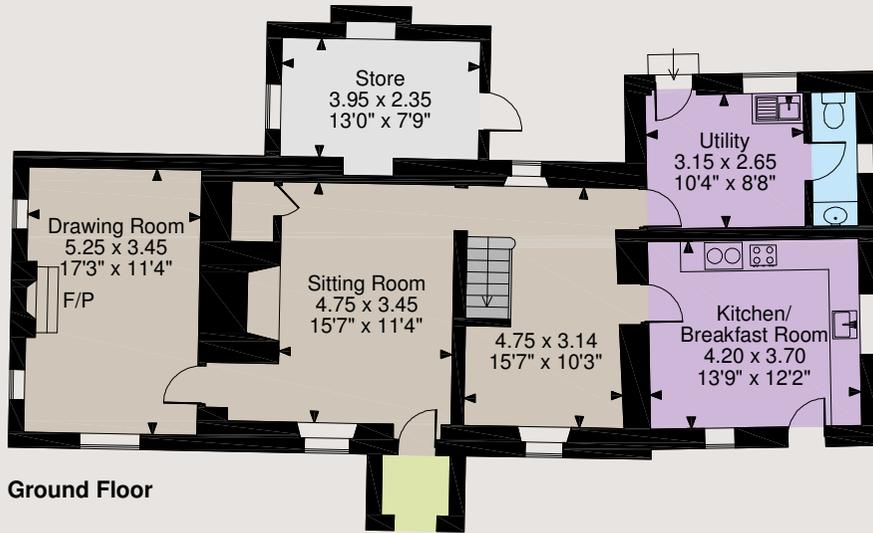
The ground floor has a comfortable sitting room with terracotta tiled flooring and a fireplace fitted with a wood burning stove, while there is also a drawing room with a dual aspect and an open fireplace. The kitchen and breakfast room provide plenty of storage in units to base and wall level, oak worktops, a butler sink, a Rayburn range cooker and plenty of space for a kitchen table and chairs. There is also a useful utility room for further storage and appliances.

Upstairs there are three well-proportioned double bedrooms, one of which has a washbasin, and a family bathroom.

There is scope to extend the property if wished, subject to necessary consent.



Upper Court, Newton St. Margarets, Herefordshire  
 Main House internal area 1,830 sq ft (170 sq m)  
 External Store internal area 104 sq ft (10 sq m)  
 Outbuilding internal area 384 sq ft (36 sq m)  
 Hay Barn & Shed internal area 263 sq ft (24 sq m)



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

From Hereford take the A465 south. After almost a mile, turn right onto the B4349 signed to Clehonger, Madley etc. At Clehonger take left in the fork to stay on the B4349 signed to Hay-on-Wye. Continue for 5.8 miles and turn left signed to Vowchurch and Michaelchurch. After about 2.9 miles turn left at the cross roads, onto Percival Place. Follow the road for 1.4 miles then turn left signed to Newton and Bacton. After 0.3 miles turn left on Middle Maes Coed. The private drive is the first on the right.  
**What3Words: ///crinkled.browsers.probing**

## General

**Local Authority:** Herefordshire **Services:** Mains electricity and water. Central heating and hotwater via Propane Gas (FloGas) and an immersion heater. Private drainage. Superfast broadband available via 4G antenna and router  
**Council Tax:** Band G  
**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  
**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. **Tenure: Freehold**  
**Guide Price: £800,000**

## Ludlow

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