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Wells Green, Newton St. Margarets, Hereford, HR2 0QG

Asking Price £335,000 | Freehold

A detached three bedroom character stone cottage with extension possibilities set in approximately 3.75 acres of pasture and gardens in a lovely quiet rural situation.



| Hay-On-Wye Office | Tel: 01497 820778 |

Wells Green is a period cottage probably circa 200 years of standing in a quiet rural location alongside a country lane in rural Herefordshire. The cottage was modernised about 50 years ago, with some further expenditure in 2010 including two new doors, gutters and drainpipes, refitted kitchen, rewiring and the installation of an oil-fired central heating system. It now offers compact comfortable accommodation in a glorious setting with scope for upgrading, improvement and extension subject to any planning consents necessary. In particular there is an outhouse which forms part of the structure which has been used for agricultural purposes but could be relatively easily incorporated into the accommodation.

It stands in a pleasant cottage garden with an open garage on the side and a detached outbuilding nearby. One of its main features are three most attractive paddock areas totalling 3.75 acres (approximately) providing ideal equestrian, small holding, self-sufficiency type uses and giving control over the views to the north east.

Wells Green is situated in west Herefordshire almost equidistant from Hereford, Hay-on-Wye and Abergavenny in a quiet rural area with quiet country lanes and pretty valleys all with a spectacular backdrop of the Black Mountains to the West. The cottage is about two miles from the Golden Valley road at Vowchurch which provides a rapid link to Abergavenny, Hereford and Hay-on-Wye. Peterchurch has two popular public houses, village store/post office and a primary and secondary school notably Fairfield School which is very highly rated. This is a beautiful quiet area with numerous country walks, lanes and areas to cycle and ride. In particular there is a spectacular roadway that leads directly to Hay-on-Wye over Cefn Hill with stunning views over the Black Mountains and the Herefordshire plain.

The property comprises the following accommodation (measurements are provided for identification only):

SMALL OUTER STORM PORCH - with new uPVC double glazed front door leading to



DINING ROOM - 10'4" x 10'4" (3.15m x 3.15m) plus recess either side, with sealed fireplace forming a possible location for a wood burning stove (subject to a flue being installed), window south east, staircase to first floor, under stair storage, radiator. Opens to

STUDY - 10'6" x 6'7" (3.2m x 2m) with window south east, exposed beams, door to



SITTING ROOM - 11'10" x 9'10" (3.6m x 3m) with outside door south east, window north east, radiator.

KITCHEN - 11'1" x 6'8" (3.38m x 2.03m) (off Dining Room) with window north west, fitted floor and wall units with work tops, cooker and hob, fridge, stainless steel single drainer sink unit, drawers, wall cupboards etc. Door to



GROUND FLOOR BATHROOM - 8'4" x 7'3" (2.54m x 2.2m) with modesty panel, window north west, panelled bath, hand basin, low flush WC, radiator, tiled floor.

FIRST FLOOR

LANDING - via staircase leading from dining room with window facing south east, door to

BEDROOM 1 - 11'6" x 10'2" (3.5m x 3.1m) with window south east, large recess suitable for wardrobe, radiator.



BEDROOM 2 - 8'4" x 7'3" (2.54m x 2.2m) with roof lights north west, radiator.

BEDROOM 3 - 12'2" x 10' (3.7m x 3.05m) with window north east and south east with extensive views of the open countryside, radiator.

OUTSIDE

An integral part of the building but only approached externally is a out house (3m x 2.5m) (9'10" x 8'2"), and seemingly easily incorporated into the main accommodation. Beyond is a loose box (4.4m x 3.6m) (14'5" x 11'10") open fronted and gated.

Alongside the house is

ATTACHED OPEN GARAGE - 11'2" x 9'4" (3.4m x 2.84m) with low headroom to one side.

To the south east of the property is a most attractive cottage garden with fruit trees, shrubs, mature hedging etc. providing a haven for birds and wildlife. In a semi-circle around the house are the three paddocks which extend to 3.75 acres in all (approx.) and are laid to grassland and provide wonderful views north east towards Hereford. The paddocks are ideal for livestock grazing, for use as pony paddocks, self-sufficiency, crop growing, conservation etc.

SERVICES:

We are informed that the property is connected to mains water and electricity. Private drainage in field below the house

HEATING:

Oil-fired central heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX:

Band C.

TENURE: We are informed that the property is of to be advised Tenure.

DIRECTIONS:

Travel to Peterchurch which is on the B4348 roughly equidistant from Hereford and Hay-on-Wye on the back road. From here drive south for a mile and turn right for Vowchurch. Drive for two and a half taking the second turning left at the top of the hill (after the turning for the church) near the small chapel. Drive down this road for a quarter of a mile and the property is on the left hand side.

SAT NAV HR2 0QG - takes you a few hundred yards beyond the property.

VIEWING:

By appointment through selling agents – McCartneys LLP: 01497 820778. Out of hours call Ryan Williams on 07971 289368 or Rob Fearnley on 07711 875703.

Details Last Updated: Thursday, 18 October 2018

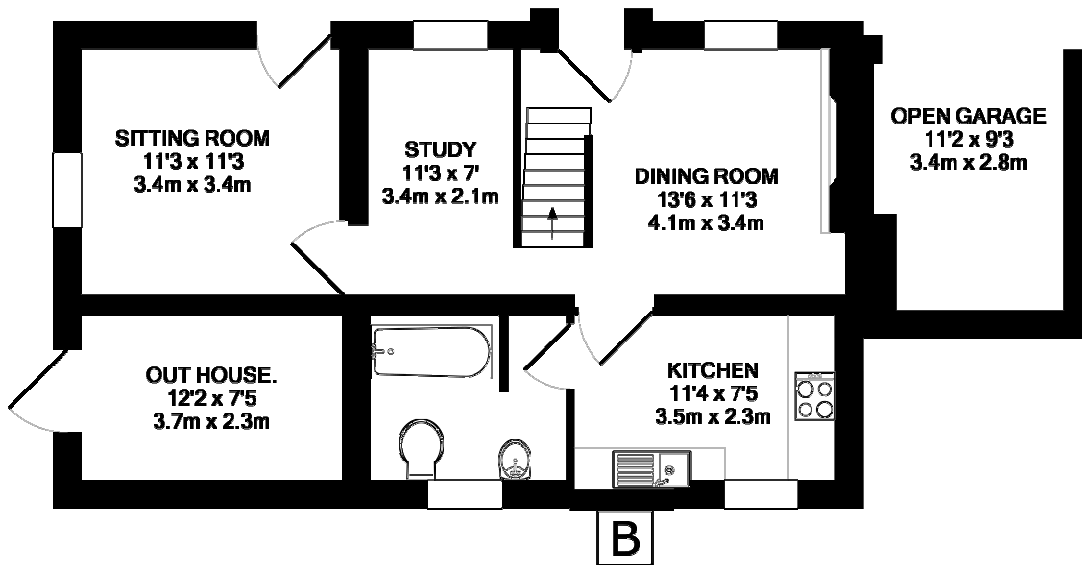
NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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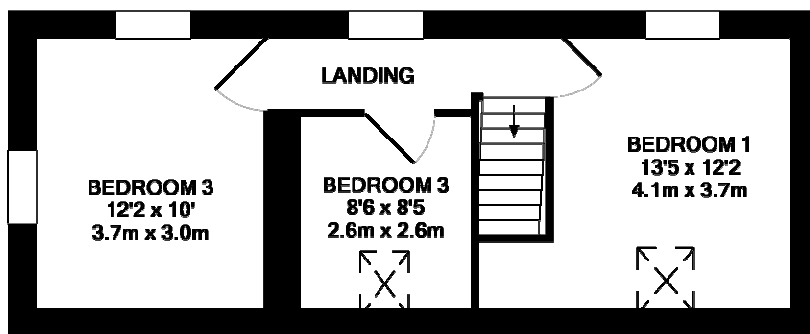
MCCARTNEYS LLP

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GROUND FLOOR
APPROX. FLOOR
AREA 662 SQ.FT.
(61.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.3 SQ.M.)
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