



Castle Ibo Farm, Newton-St-Margarets, Herefordshire
HR2 0RF

 **Sunderlands**
Residential Rural Commercial



**Castle Ibo Farm,
Newton-St-Margarets,
Herefordshire,
HR2 0RF**

Summary of features

- Detached converted barn
- Elevated position with delightful views
- 3 acres of pasture
- New double garage/workshop
- Generous Parking Area

Asking price £699,950

Description

A detached converted stone barn set away from main roads along a quarter of a mile drive in this elevated rural location in Southwest Herefordshire. The property was converted in 2009 and provides three bedroom, gas centrally heated (LPG), double glazed, accommodation over two floors. Briefly comprises three bedrooms, snug and dining area, kitchen area and separate living room. Some of the many features of this property include its delightful views which extend into the renowned Golden Valley, three acres of pasture which is ideal for ponies or hobby farming and a wide parking area with newly built double garage and workshop. The garage block does offer some potential to create further living accommodation, subject to any Planning Permission.

The property also has live Planning Permission for a substantial two storey extension. Plans are available upon request.

Situation

Newton-St-Margarets is a scattered Hamlet lying about 14 miles or so from Hereford, Hay-on-Wye 10. The nearest rural community of Michaelchurch Escley has a Primary School, Church, cricket field and local Pub. The Villages of Longtown 4 miles, Peterchurch 4 miles, also offer a range of every day amenities.

The accommodation in more detail as follows:

Accommodation

Door leads to -

Reception Area to -

Open Plan Snug/Dining Room

With feature stone fireplace, Oak mantle over, limestone flooring, understairs storage cupboard, further built-in storage cupboards with gas (LPG) central heating boiler, radiators, double doors with full length side windows with views to rear.

Kitchen

Farmhouse style Oak fronted units with granite worktops and splashbacks, limestone flooring, plumbing space for washing machine, one and a half bowl sink unit, Range cooker with extractor over, AEG fridge/freezer, double glazed windows to side and rear.

Living Room

Having feature stone fireplace with Oak mantle, limestone flooring, 2 radiators, full length windows and door with views to the rear.

Bedroom 3

With radiator, built-in wardrobe, double glazed window to front, door to -

En-suite Shower Room

With shower cubicle, fitted shower, wash hand basin, WC low flush suite.

From the Snug/Dining Room hard wood stairs lead to the -

First Floor Landing

With doors off to -

Bedroom 1

With range of built-in wardrobes, bedside cabinets, radiator and window.





Bedroom 2

A range of built-in wardrobes, radiator and Velux window.

Bathroom

Comprising white suite with bath with shower over, wash hand basin, WC flush suite, radiator and double glazed window.

Outside:

From the country lane a shared private drive leads to an adjacent property and Castle Ibo Farm. A private 5 bar gate opens to a wide parking area to the front of the property and in turn gives access to the **double Garage/Workshop**. This building has been recently constructed with with stairs up to a room over. There is power and light. There is potential for possible future conversion to form additional accommodation, subject to any Planning etc.

The land comprises an area of lawn with post and rail fence and ornamental pond and beyond which is the paddock laid to pasture enclosed within hedging/fencing. There is a small dingle with mature Oak and Sycamore trees, in all extending to about three acres.

Agents Note:

Planning Permission is live for a two-storey extension under Application No. 180653.

Services:

Mains water and electricity. Private drainage system. Telephone subject to Telecom regulations. Gas LPG central heating.

Agents Note 2:

An additional 7 acres of adjoining land could be purchased by separate negotiation.

Tenure:

Freehold.

Directions:

From Hereford proceed initially to Abergavenny on the A465 and then just after Belmont Abbey turn right on to the B4349 towards Clehonger. Continue through Clehonger and fork left towards Kingstone staying on the B4349 through Kingstone Village to the junction. Turn right on the B4348 towards Peterchurch. After 3.2 miles take the left turn at Vowchurch passing the Church and following the country lane for about 2.6 miles, with the turning to Castle Ibo on the right.

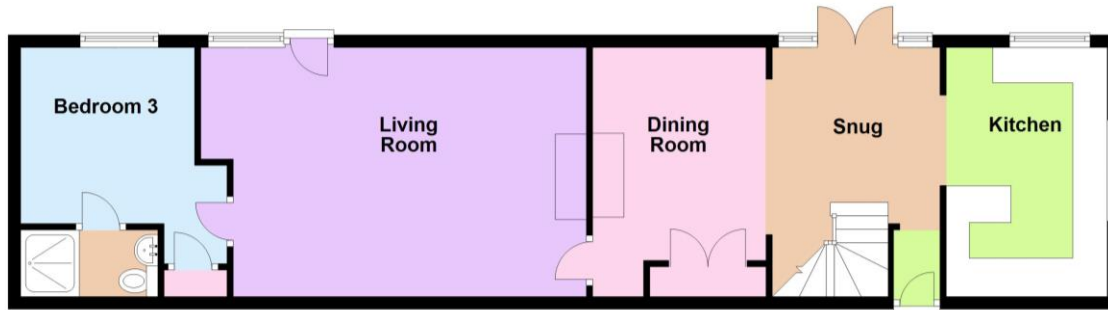
Viewing:

Via the Selling Agents

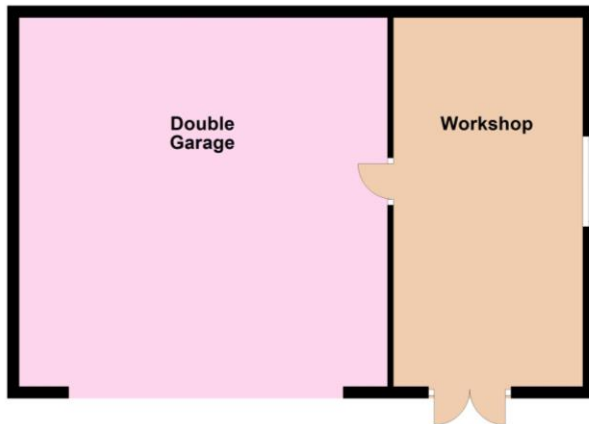
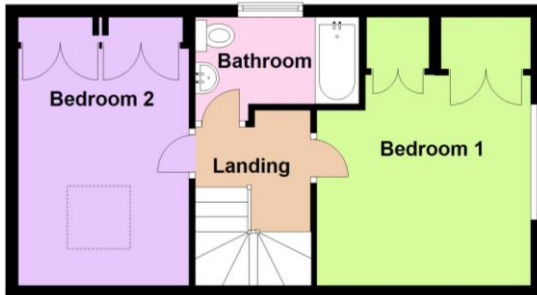


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Ground Floor



First Floor



Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.