



Ibo Lodge, Newton St. Margarets, Hereford, HR2 0RF



Ibo Lodge
Newton St. Margarets
Hereford
HR2 0RF

Summary of features:-

- A charming contemporary barn conversion
- Completed to an excellent standard
- Found in a delightful rural location in the heart of the Golden Valley
- Generous gardens and grounds plus a detached garage with an attic room

Hay-on-Wye 10 miles
Hereford 14 miles
Abergavenny 15 miles

Description

Ibo Lodge is a charming detached contemporary barn conversion found in an idyllic rural location amidst stunning countryside, in the heart of the Golden Valley, a beautiful and picturesque part of Herefordshire. This architect designed property has been completed to a very high specification and benefits from a professional consultants' certificate (PCC). The property offers over 2,500 sq. ft of accommodation and a double garage with an attic room over. The generous gardens and grounds extend to approximately $\frac{3}{4}$ of an acre. Further land is available by separate negotiation.

Situation

Found in a beautiful situation in the heart of the Golden Valley, in the foothills of the Black mountains. The property is found to the west of Hereford and approximately 10 miles from Hay-on-Wye. Immediate village facilities can be found in Peterchurch with both primary school and the well-renowned Fairfield High School, a village store, hairdressing salon, church, village hall and two public houses. A wider range of services and facilities can be found in Hay-on-Wye, the renowned book town famous for its annual Literary Festival with main city services and facilities including a train station being found in the cathedral city of Hereford. Further rail links are available at Abergavenny with motorway links found at Ross-on-Wye for the M50, Newport for the M4 and Gloucester for the M5.

The Accommodation

The property is entered through the front door into a hallway, a generous space with a cloakroom. Turning to the left there is a study/ bedroom with a window to the rear, an adjacent shower room and a further double bedroom with fitted wardrobes. On the ground floor there is also a lounge with double doors and windows out into the garden. From the hallway, a door leads through into the sitting room, open plan into the L shape kitchen/ dining room with a set of double doors and windows out to the patio.

The kitchen is generously appointed with a mixture of oak and granite worktops with a one and a half bowl sink, integral appliances including electric double oven, induction hob, extractor hood, a dishwasher, space for a tall fridge freezer and larder style units. The utility room has plumbing for a washing machine, a tumble dryer, a drainer sink, cupboards and worktops.

From the entrance hallway, a staircase leads to the first-floor landing giving access to all three double bedrooms with the master bedroom having an ensuite shower room and two sets of built in wardrobes with a separate dressing area. Bedroom 2 has a walk-in wardrobe and bedroom 3 has further fitted wardrobes. The bathroom offers a panel bath, separate shower cubicle, a wash basin and w.c. one point to notice is that all of the bedrooms have windows looking out onto delightful views.



Outside

The property is set in generous grounds with a tarmac driveway leading to the gated entrance with a gravel driveway. To one side there is a double garage (5.26m x 5.58m) with a front roller door and side pedestrian door.

The garage is of timber construction with a concrete floor, has an EV charging point and a set of stairs leading to the first floor with the possibility of creating a study or studio space subject to the necessary planning and regulations.

Next to the garage there is a pond with a floral border to the side and a large gravel parking and turning area flanked by lawns and laurel/conifer hedging. The majority of the ground is laid to level lawn and on the driveway, there are two central raised beds.

Services

We are advised that the property is connected to mains water, mains electricity and mains LPG with gas-fired central heating with instant hot water supplied by a Worcester Bosch Greenstar Boiler. Drainage is via a private septic tank and drainage field. Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council Band "C".

Tenure

Freehold with vacant possession upon completion.



Directions

From Hay-on-Wye proceed in a north easterly direction on the B4348 and continue to Hardwick where the B4348 turns right signposted to Peterchurch and Ross-on-Wye. Proceed through the village of Westbrook and Dorstone, continuing on the B4348 to Peterchurch. Continue along the B4348 and continue past the Posten Mill Campsite and at the dip in Vowchurch turn right signposted to Michaelchurch Escley. From this junction continue along this lane for 2.7 miles proceeding uphill through Vowchurch, Turnastone and into St. Margarets and after 2.7 miles the driveway will be found on the right-hand side taking you down towards two properties and Ibo Lodge is found straight ahead.

What3words - [///escape.neatly.back](#)

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

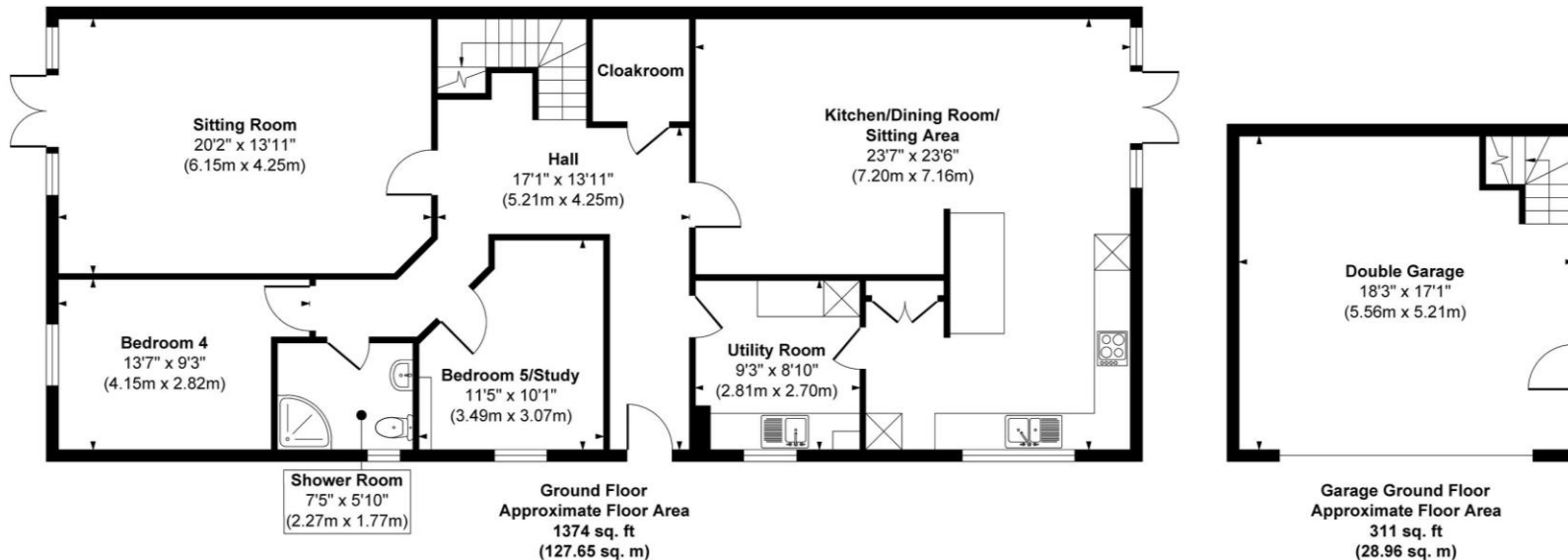
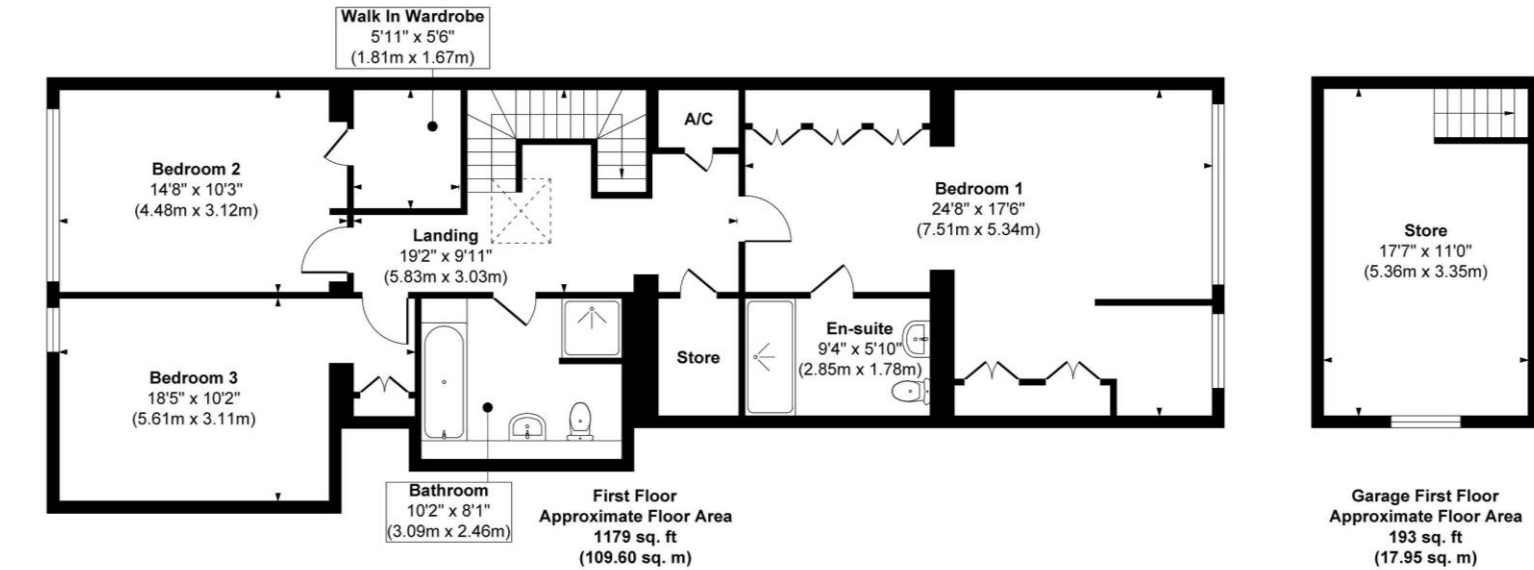
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



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Approx. Gross Internal Floor Area
Main House = 2553 sq. ft / 237.25 sq. m
Garage Floor = 504 sq. ft / 46.91 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.