



The Slough Gate
Newton St. Margarets | Hereford | Herefordshire | HR2 0RF

LOCATION & SITUATION

The Slough Gate

Steeped in charm, this wonderful 18th century cottage offers a mixture of authentic period atmosphere, alongside some more contemporary features.

The ground floor includes a generous selection of rooms, to include a spacious living room with access into a beautiful light-filled conservatory overlooking the gardens. There is a modern kitchen with dining room and utility room adjacent, a study, snug and an entrance hallway.

To the first floor, there are three double bedrooms, two of which enjoy beautifully upgraded en-suites. There is also a family shower room to complete the upstairs accommodation.

Outside, the gardens are a delight, with sweeping lawns, a newly laid rear patio, mature trees, outbuildings and a tranquil stream flowing along the lower boundary of the house, which is fed by a stunning natural waterfall.

Newton St Margarets is a charming rural village located in the picturesque Golden Valley region of Herefordshire. Known for its peaceful atmosphere and stunning natural surroundings, it is a wonderful option for those looking to escape the hustle and bustle of urban life.

There are scenic walking routes nearby, as well as easy access to the Brecon Beacons National Park for longer days out. The property is also just a short drive from Hay-on-Wye and Hereford, offering excellent shopping, dining, and cultural experiences. The nearby villages of Peterchurch, Kingstone and Ewyas Harold offer more local amenities include a well-regarded primary school, village shop and traditional country pubs.

KEY FEATURES

- Detached country cottage with period features
- Useful outbuildings with a multitude of possible uses
- Beautiful and tranquil location
- Extensive garden with stunning natural waterfall
- Within easy reach of the beautiful market town of Hay on Wye





STEP INSIDE

The Slough Gate

As you step inside the property, you are greeted by an entrance hallway, which leads left into a useful home study, with exposed ceiling beams and stone walls, staircase to the first floor and a window overlooking the front gardens. A door on the right leads you into a delightful snug, with feature fireplace, ceiling beams and window to the front aspect.

At the rear of the ground floor, you will find a recently modernised kitchen, which extends into two rooms, and includes a range of attractive light-coloured units and worksurfaces, integrated appliances and rear aspect windows.

Just off the kitchen is a utility room with additional storage for appliances and a door leading outside to the rear patio area.

Leading on from the kitchen, you enter a dining room, with a doorway to the left back into the office, and another door leading into a fantastic living room. This wonderfully spacious reception room offers front and rear views over the gardens, with a stone built fireplace and woodburning stove acting as a centrepiece.

From the living room, French doors take you into a wonderful, recently added conservatory, with an atrium style roof allowing light to flood into the room. There is a beautiful outlook over the gardens, stream and waterfall, with doors taking you outside.

A staircase from the study leads up to the first floor landing, with access to a family shower room. From here you can access the three double bedrooms.

The principal bedroom suite is exceptionally generous in size, with window to side and rear aspect giving lovely garden views. There is plenty of space for wardrobes, and a tastefully finished en-suite, with a large walk in shower, W.C, wash hand basin with vanity unit below, matching wall mounted storage cupboard and window to front aspect.

The two further double bedrooms look out over the front gardens, with one of them enjoying an equally well finished en-suite, with walk in shower cubicle, W.C, wash basin with vanity unit below, fitted storage cupboards, a wall mounted mirror with integrated lighting and window to rear aspect.











SELLER INSIGHT

“It was the privacy, peace and the gentle beauty of the surroundings that first drew me to The Slough Gate,” says the current owner of this charming and much-loved Herefordshire country cottage. “I wanted somewhere tucked away from the world, where nature could be part of daily life – and this setting, hidden down a quiet rural lane with no near neighbours, felt like the perfect fit.”

Originally dating from around 1780, with later 1960s additions and a conservatory which has since been replaced, the house has a rich history. “One of the most wonderful things is having an old box of documents passed from owner to owner over the years, it tells the story of the house and the people who’ve lived here before me. That sense of history gives the place real character.” When purchased, the house needed completely updating. “It had been untouched for decades, with wrought iron windows that didn’t even close. I replaced all the windows and doors many with handmade versions to suit the traditional style. Everything’s been rewired, replumbed, new floors throughout, and a new kitchen installed. There’s TV and ethernet cabling in most rooms, a new LPG heating system and boiler, plus a gated driveway and secondary gated parking area.. It’s now a house that’s both warm and efficient – still full of charm but practical too.”

Outside, the cottage sits discreetly below the lane, surrounded by over an acre of gardens, woodland and a stream with four waterfalls. “It’s the tranquility I’ll miss most – just the sound of water from the stream and waterfalls, birdsong, and the occasional tractor passing by. Watching the buzzards swooping low across the fields has been such a privilege. I love my breakfast spot by the front door, looking out over the lawns and beyond. Evenings on the rear terrace catch the last of the sun – it’s perfectly aligned north-south, so you get sunshine all day.”

Though secluded, the location offers good connections. Hereford and Abergavenny are within easy reach for shops and services. “There’s a good local pub not too far away, and the surrounding area is full of small cider farms and friendly communities. Anyone looking for a quiet, rural lifestyle, or a place to bring up children with plenty of freedom, would be perfectly suited to this place.”

“It’s been a truly peaceful and happy home – somewhere to feel connected to nature, and delightfully untouched by the modern world.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP OUTSIDE

The Slough Gate

Set within a generous one-acre plot, the garden presents a beautifully composed blend of natural and designed elements, offering aesthetic appeal and practical functionality. There are expansive, well-maintained lawns, dotted with mature specimen trees which frame the house beautifully.

A recently installed rear patio offers the perfect elevation to enjoy the gently babbling stream the trickles along the lower boundary of the plot, fed by an impressive natural waterfall to the far corner, and fringed by mature native woodland. This is the perfect space to sit and entertain guests during the warmer months of the year.

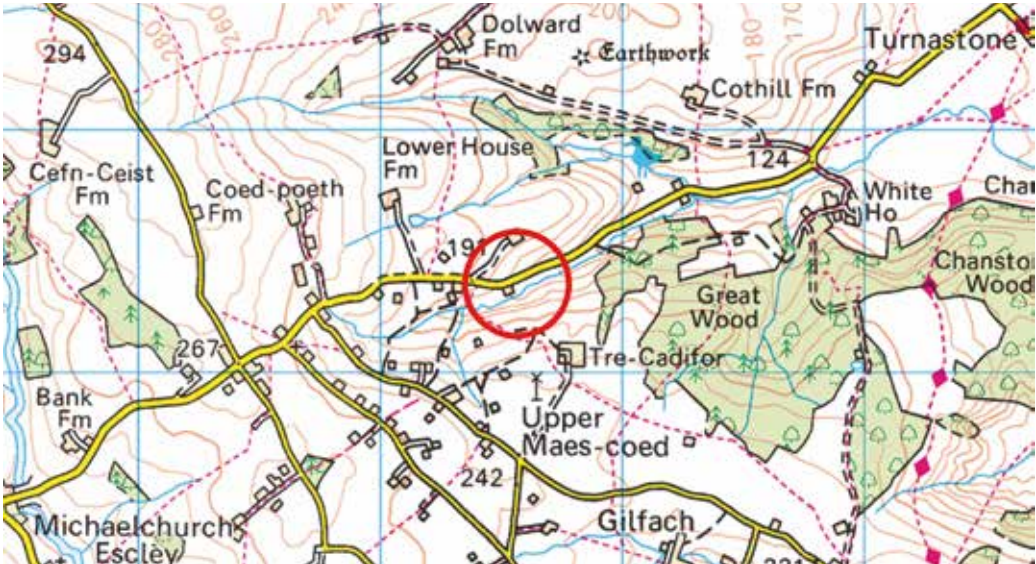
Functional features include a range of outbuildings, including a good size stone wood store with clear conversion potential (subject to the relevant planning permission). With power and lighting already in place, this could work very well as a home office, a hobbies room, children's play space or even simply as a garden room to enjoy the tranquil surroundings. There is a detached garage also with power and lighting next to the driveway, with an additional secondary gated parking area.

DIRECTIONS W3W

Regress.clinking.thirsty







The Slough Gate, Newton St. Margarets, Hereford

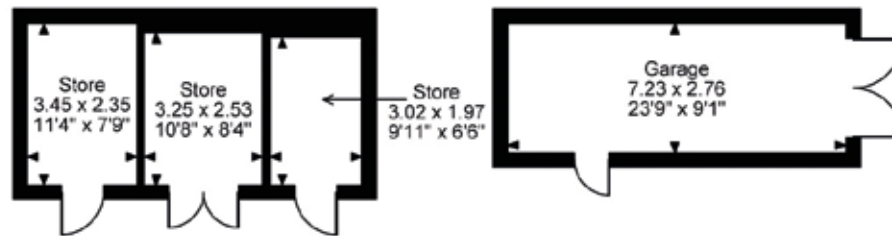
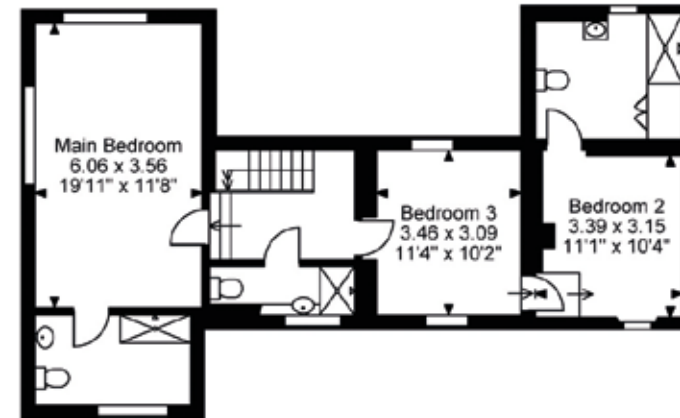
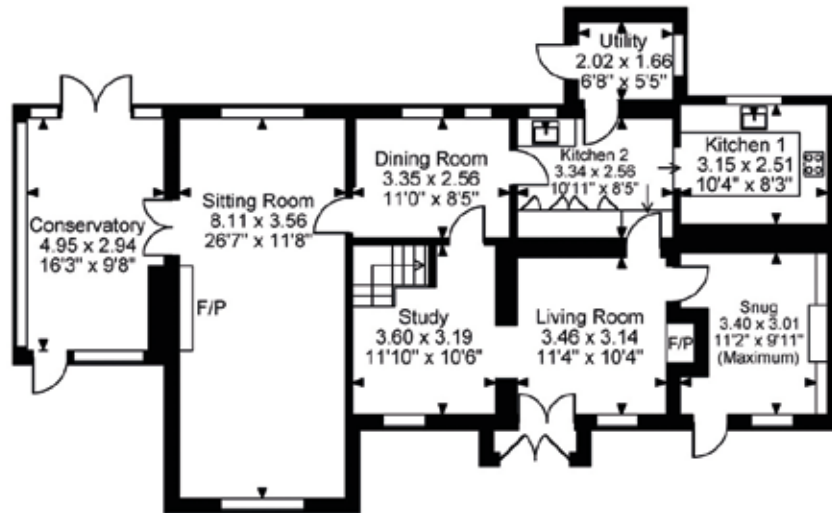
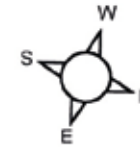
Approximate Gross Internal Area

Main House = 2033 Sq Ft/189 Sq M

Garage = 215 Sq Ft/20 Sq M

Store = 253 Sq Ft/24 Sq M

Total = 2501 Sq Ft/233 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Council Tax Band: G
Tenure: Freehold

FINE & COUNTRY



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