Maescoed Farm

Newton St. Margarets, Herefordshire, HR2 0QL



MAESCOED FARM COTTAGE

NEWTON ST. MARGARETS, HEREFORDSHIRE, HR2 0QL

Hereford 12 miles | Hay-on-Wye 10 miles | Abergavenny 17 miles | Ross-on-Wye 24 miles | Brecon 20 miles

A rural smallholding with panoramic views and excellent lifestyle potential

Maescoed Farm Cottage is a detached three-bedroom rural property set within approximately 4.82 acres, offering a peaceful countryside setting with far-reaching views and excellent scope for a range of uses. The property provides balanced accommodation with a selection of reception rooms, a spacious kitchen/dining area, snug, and well-proportioned bedrooms, creating a comfortable and versatile family home.

The house sits within established gardens and benefits from a useful range of traditional and modern outbuildings arranged around a large yard, ideal for workshop space, storage, machinery, or small-scale agricultural and equestrian use. The adjoining pastureland lies immediately behind the property and forms three predominantly level enclosures that make the most of the outstanding views across the surrounding Herefordshire countryside.

Totaling about 4.82 acres, the land offers excellent opportunities for those seeking a lifestyle property, hobby farming, grazing, horticulture, or simply space and privacy. With its peaceful setting, extensive outside space, and scope for improvement or future diversification (subject to planning), Maescoed Farm Cottage represents a rare opportunity to secure a versatile rural home in a truly scenic location.

GUIDE PRICE: £720,000



Situation

The property is located in a peaceful rural position on the outskirts of Newton St Margarets, enjoying far-reaching views across open countryside and towards the surrounding hills. This quiet part of West Herefordshire is known for its scenic landscape, traditional farmland and access to walking and riding routes. Despite its private setting, Maescoed Farm Cottage remains well placed for the nearby villages and wider amenities of the Golden Valley, with Hereford and Abergavenny accessible for a broader range of services, schooling and transport links. The location combines rural seclusion with convenient connections to the wider region.

Description

Maescoed Farm Cottage is a detached rural property set within approximately 4.82 acres, offering a versatile smallholding with attractive gardens, useful outbuildings and productive pastureland. The house provides well-proportioned three-bedroom accommodation with a selection of reception spaces and a practical layout suited to both family living and those seeking a lifestyle property. The adjoining outbuildings and yard offer excellent scope for workshop, storage or livestock use, while the surrounding land creates an appealing setting and ideal opportunity for equestrian interests.







Accommodation

The property offers spacious and characterful accommodation arranged over two floors, blending traditional features with modern upgrades. Exposed stonework, large windows, and generous room proportions create a warm and inviting rural home.

Entrance Porch

Leading from the driveway is a glazed entrance porch with large picture windows, offering an ideal space for plants, storage, or informal seating. Stone detailing continues throughout, giving a cohesive finish.

Utility Room and Cloakroom

A practical utility space with plumbing for white goods and built-in storage. Adjacent is a ground-floor cloakroom with WC, finished with timber panelling.

Kitchen / Dining Room

A beautifully presented open-plan kitchen and dining space featuring exposed stone walls, quarry tile flooring, and a range of fitted units with timber worktops. A central island provides additional workspace, and there is ample room for dining. The large windows allow natural light to flood the room and offer pleasant views. The kitchen benefits from integrated appliances, double ovens, and access through to the adjoining utility areas.

Hall and Snug

A welcoming hall and snug with wood flooring, neutral décor, and the staircase rising to the first floor. The snug provides a useful additional reception area, ideal for informal seating or a reading space, with good natural light from the bay window and room for freestanding furniture.

Sitting Room

A well-proportioned reception room with a feature bay window overlooking the gardens and grounds. Finished in neutral tones with wood effect flooring and recessed lighting, this room provides a comfortable and versatile living space.





Bedroom One

A generous double bedroom with countryside views, attractive wall panelling, and built in wardrobe. A bright and peaceful room, ideal as the principal bedroom.

Bedroom Two

A further spacious double bedroom with views over the land and gardens. Tastefully decorated with ample natural light.

En-suite

Modern bathroom comprising a panelled bath with shower over, pedestal basin, and WC. Finished with neutral wall cladding and natural tones.

Bedroom Three

Another well-sized double bedroom featuring a built-in wardrobe. Tastefully decorated with ample natural light.

Shower Room

Separate contemporary shower room with a large shower enclosure, WC, and washbasin, providing excellent additional facilities.















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HEREFORD
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Energy rating

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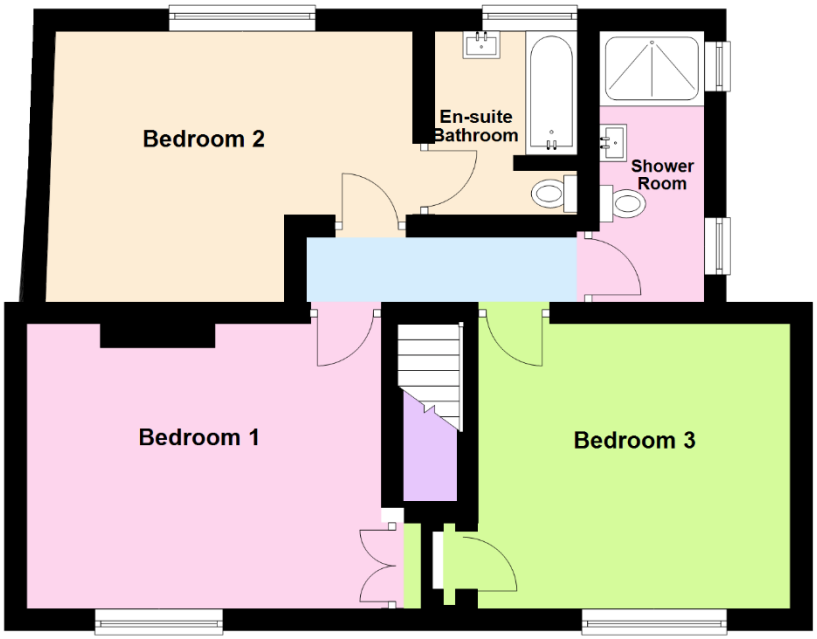
Valid until	Certificate number
5 March 2036	0340-2512-2370-2006-6745

Property type	Detached house
Total floor area	149 square metres

Ground Floor



First Floor



Gardens

The house is set within established gardens with mature planting and open lawned areas surrounding the property. There is ample space for further landscaping, kitchen gardening, or outdoor seating, with the gardens enjoying a sunny aspect and attractive views across the adjoining farmland.

Outbuildings

The property benefits from useful outbuildings located near to the house. These include a multi-purpose stone barn and lean-too suitable for storage, livestock, or workshop use. The outbuildings sit within a yard area providing extensive parking and excellent access for vehicles.

Land

In total, the property extends to approximately 4.82 acres, comprising three enclosures of predominantly level, productive pasture land lying immediately to the rear of the house and outbuildings. The land is well suited to grazing of livestock or equestrian use and benefits from long frontage to the driveway, with far- reaching views towards the surrounding hills. The land is easily accessible and provides an appealing rural setting for the whole property.

Services

We understand the property benefits from Mains Water, Mains Electricity, Oil Fired Central Heating, and Private Drainage.







Sunderlands

Maescoed Farm Cottage

Land App



Produced on Land App, Mar 5, 2026.
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50 m
Scale 1:1809 (at A4)

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Tenure

The property is Freehold with the benefit of vacant possession.

Council Tax

Maescoed Farm Cottage is not separately assessed at present and will need to be assessed for Council Tax by the Local Authority once sold as a standalone dwelling.

Wayleaves, Easements, and Rights of Way

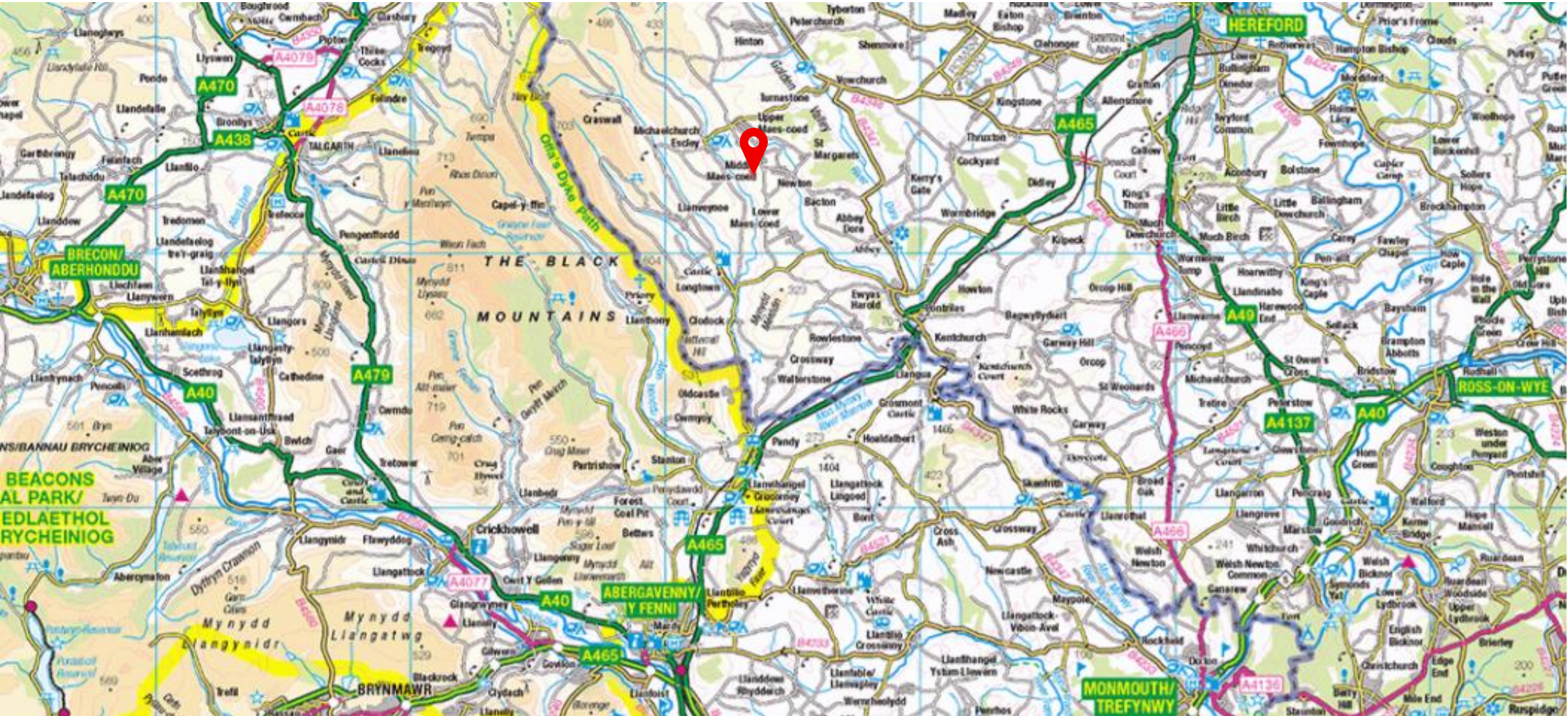
The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights-of-way both declared and undeclared.

Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Plans, Areas, and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



Misrepresentation Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents. (b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property. (c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action. (d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested prospective purchasers are recommended to obtain an independent survey report on this property.

Inconsistency

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

Directions

From Hereford, take the A465 towards Abergavenny and continue through Wormbridge. Shortly after leaving the village, turn right signposted to Newton St Margarets. Follow this lane for approximately 2 miles, passing through the hamlet, and continue towards Maescoed. After a further short distance, the entrance to Maescoed Farm Cottage will be found on the right-hand side.

What3Words

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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.