

IBO LODGE

Ibo Lodge

Newton-St-Margarets
Herefordshire HR2 0RF





Ibo Lodge, Newton-St-Margarets, Herefordshire HR2 0RF

Ibo Lodge is a stunning detached barn conversion set in a glorious rural location amidst unspoilt open countryside with spectacular views. It is a recently developed non-traditional agricultural barn; architect designed, over 2500 sq ft, has a double garage, gardens and grounds extending to 6.4 acres.

The property is approached along a private drive which also serves one other property (Castle Ibo) and is situated in a peaceful rural location within the hamlet of Newton St Margarets between the cathedral city of Hereford (13 miles), Hay on Wye (12 miles) and Abergavenny (15miles).

Newton St Margarets lies on the edge of the historic Golden Valley within easy reach of the Black Mountains and some spectacular walking terrain. The nearby villages of Ewyas Harold, Longtown and Peterchurch are easily accessible with a range of amenities, including doctors surgery, post office, shops, schools etc

Completed in 2022, works were undertaken to a very high standard, designed for low maintenance and with high levels of insulation, together with double-glazing, gas (LPG) central heating and well designed accomodation. The project was overseen by an architect, and the conversion is covered by a Professional Consultant's Certificate.

The property takes full advantage of the lovely outlook over the Golden Valley, with views towards the Malvern Hills and May Hill. There is a double garage with attic room over, gardens and a paddock which extends to approximately 6.4 acres.

Recessed Porch

Door to

Entrance Hall

With laminate flooring, radiator, smoke alarm, walk-in cloaks cupboard with radiator and shelving.

Cloakroom

Radiator

Shower Room

With corner shower, WC, wash basin, window to front.

Downstairs Bedroom

Hard wood floor, built-in corner wardrobe, radiator, window to side

Lounge

Currently used as a snooker room, with laminate flooring, 2 radiators, double doors with full-length side windows with lovely views towards the Malvern Hills and May Hill.

Open-plan living/kitchen/dining room

Laminate flooring, radiator, double doors with side windows to the paved patio area and entrance drive.

The kitchen is fitted with a range of traditional-style base and wall-mounted units with oak and granite worksurfaces, sink unit with mixer tap, built-in electric double oven, smoke alarm, induction hob with extractor hood, dishwasher, larder-style unit and pantry cupboard, door to

Utility Room

Base and wall-mounted units, worksurfaces, tiled splashbacks, sink unit with mixer tap, plumbing for washing machine, space for tumble drier, wall mounted gas (LPG) central heating boiler, radiator, door to entrance hall.

A staircase with hardwood balustrade leads to the

First Floor Landing

Smoke alarm, roof window, radiator.

Inner Landing

With airing cupboard and store cupboard

Master Bedroom Suite

Dressing room with built-in wardrobes, radiator, En-suite shower room having large tiled shower cubicle with mains overhead and hand-held fittings, glass screen, wash hand basin with cupboards under, WC, ladder-style radiator, extractor fan, wall mounted mirror, shaver point, downlighters. The bedroom has full-length windows overlooking the pasture paddocks, radiator, and a further dressing area with fitted wardrobes and dressing table, radiator and window.

Bedroom 2

Full-length windows with spectacular views, radiator and walk-in wardrobe with hanging rails and shelving.

Bedroom 3

Built-in wardrobe, radiator, window.

Bathroom

White suite comprising bath, wash hand basin, WC and separate tiled shower cubicle with mains fitment and glass screen, extractor fan, radiator, shaver point.

Outside

The property is accessed over a tarmacadam drive, then via double gates to the large gravelled parking and turning area flanked by lawns with boundary fencing and laurel/coniferous hedging. The whole extends to 6.4 acres.

Detached double garage

With electric up-and-over door, EV charging point, light, power, side door and window, and staircase to an Attic Storeroom which could (subject to planning) be converted to provide a home office/studio, etc.

There are lawned gardens with an ornamental pond and rockery, raised flowerbeds and there is a pasture paddock enclosed by stock-proof fencing and having access gates to the gardens.

Services

Mains electricity and water are connected. Private drainage system. Gas (LPG) central heating.

Outgoings

Council tax band C, payable 2024/25 £2047.16. Water rates are payable.

Directions

From Hereford proceed towards Abergavenny on the A465, and just past Belmont Abbey, turn right onto the B4349 and continue into Clehonger. Turn left (continuing on the B4349) and proceed through Kingstone to the T-junction. Turn right onto the B4348 towards Hay-on-Wye and continue for approximately 3 miles, at the staggered crossroads turn left towards Vowchurch and Michaelchurch Escley. Continue for 2.7 miles and the entrance drive to Castle Ibo is on the right-hand side.

Money Laundering Regulations


Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

Viewings

Strictly by appointment through the Agents, Flint & Cook, 01432 355455.

FC00398 JC August 2024

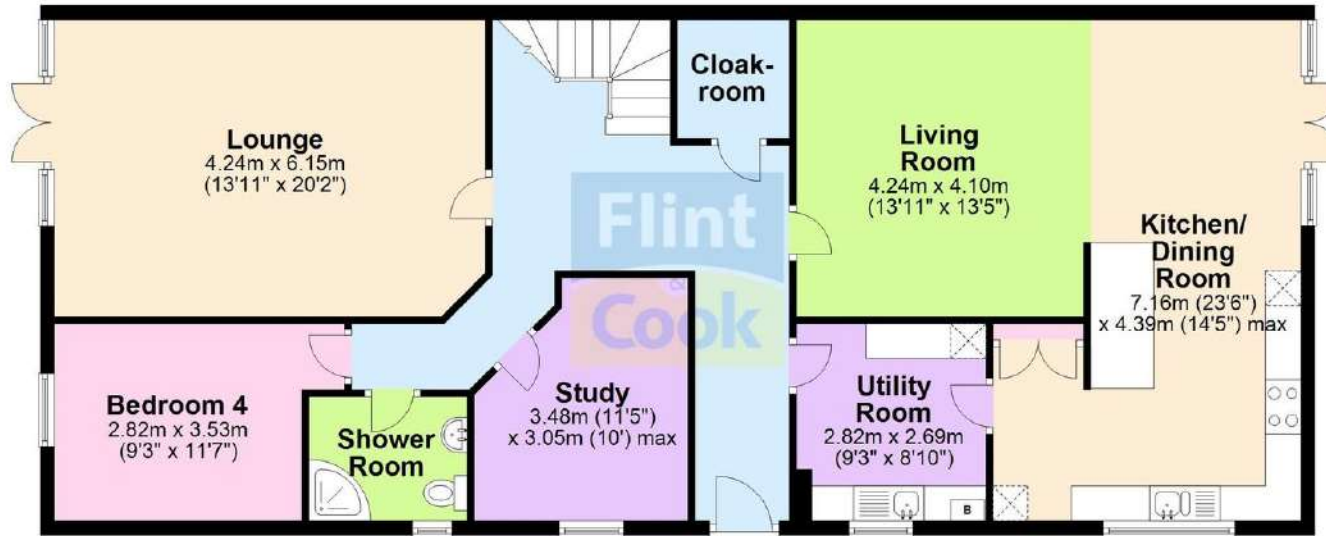


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

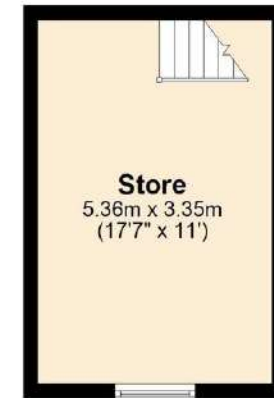




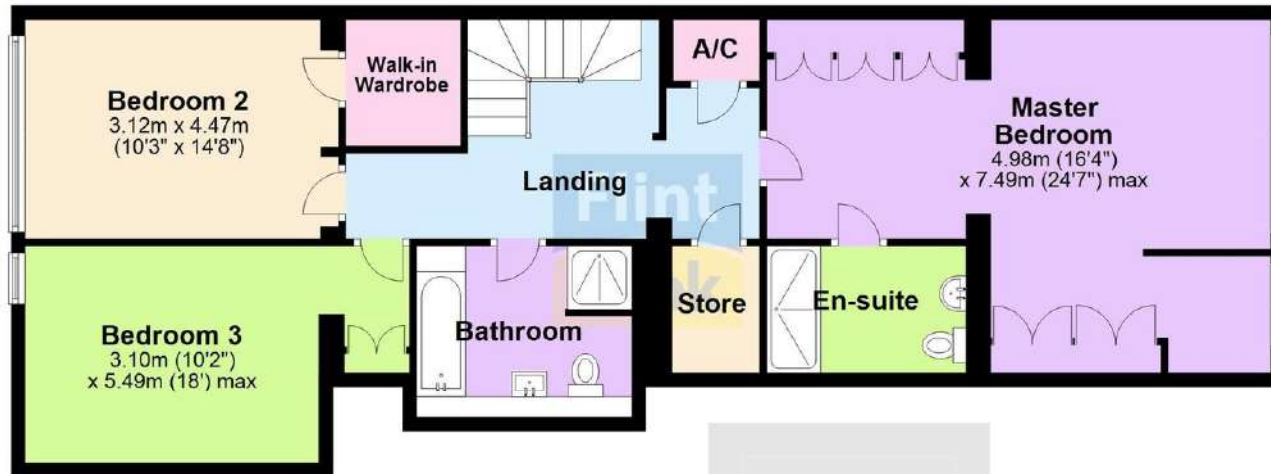
Ground Floor
Approx. 127.3 sq. metres (1370.7 sq. feet)



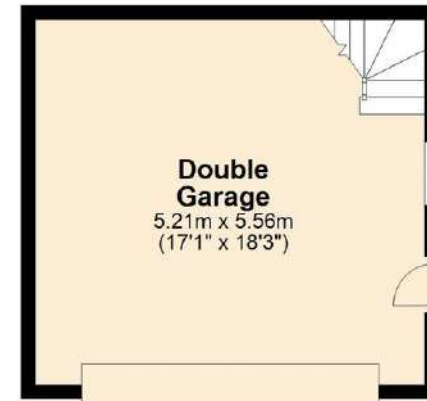
Outbuilding First Floor
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 18.0 sq. metres (193.4 sq. feet)



First Floor
Approx. 97.6 sq. metres (1050.6 sq. feet)



Outbuilding Ground Floor
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 29.9 sq. metres (311.7 sq. feet)



Main area: Approx. 224.9 sq. metres (2421.3 sq. feet)
Plus garages, approx. 46.9 sq. metres (505.1 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

