



MARGARET VILLA  
Gladestry HR5 3NR



In the heart of this pretty village, a very versatile detached house with a separate stone building/workshop, offering huge potential for a variety of uses.

**Guide Price £375,000**



#### **Situation and Description**

The rural village of Gladestry, lies on Offas Dyke path which is very popular with walkers from around the world and roughly follows the border between England and Wales. The village is a mixture of individual houses and cottages, which, in the main, cluster below a pretty village church along with a highly regarded primary school and a popular village pub. Shopping facilities are then available at the bustling market town of Kington, which lies just under 6 miles away and offers a supermarket, cafes and restaurants, a secondary school and a modern medical centre, to name but a few.

This much-loved house occupies a lovely position and faces slightly southeast with views across the village to farmland beyond. Traditionally built, the current owners have added an air source heat pump and solar panels making it more energy efficient. Full of natural light, this lovely property offers comfortable double-glazed living space throughout and also includes a separate detached stone building which was once a forge and is now a very useful workshop and studio.



On arrival, steps lead up to a covered and decked porch and verandah, which overlook the garden and village, with a front door then opening into a spacious and light L-shaped kitchen and dining room. At one end the kitchen has a range of fitted cupboards and drawers, as well as a built-in Bosch oven, halogen hob and space for both a dishwasher and washing machine. The dining area provides a space for the family to gather and has windows to the front and rear and a useful built-in cupboard and fitted shelving. A door then leads through to a very comfortable sitting room, with a fireplace at one end with fitted Jotul wood burner and shelving to either side, windows to the front and rear and seagrass flooring.



From the kitchen a door then leads through to a rear hallway, with door to outside and door through to a family bathroom with a white suite and fitted airing cupboard.

From the dining area a staircase rises to the first floor where the landing provides access to the roof space and has a window overlooking the rear. There are then three very comfortable

bedrooms, all with their own individual character, with all three enjoying elevated views over the village to farmland beyond.

#### **Outside**

The gardens lie to the front of the house and enjoy a lovely southerly aspect. They are well enclosed and include a lawned area, stone terrace, floral borders and a small Shepherds hut (10' x 8'2) with door and windows to the front and a small, fitted wood burner. At the end of the garden is a detached former forge or smithy which now provides excellent workshop space with double and single doors to the front, power and lighting and a fitted single drainer sink unit as well as a staircase to a first-floor loft. Ideal for a variety of uses, this building offers huge potential in our view to anyone wishing to work from home with permission for business use, or could be converted to offer ancillary accommodation if required, subject of course to any necessary planning approval.

#### **Services and Considerations**

Mains electricity and water, private drainage  
Air source heat pump and 11 PV solar panels and 2 solar thermal hot water panels  
Tenure Freehold  
Council Tax Band F  
EPC C 79/108  
Mobile Phone Coverage <https://checker.ofcom.org.uk/>  
Broadband 70mb with fibre to the box. The box is next to the house.  
Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herfordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



The kitchen features light-colored wood cabinetry and a black countertop. A built-in oven is integrated into the lower cabinets. The backsplash is made of white square tiles. A wooden door is visible in the background.

The dining area includes a wooden table and several wooden chairs. A staircase with white railings and green walls is visible in the background. A bookshelf is located between the kitchen and dining areas.

The living area is visible through an open doorway, featuring a white armchair, a lamp, and a bookshelf. The walls are painted in a light green color.





Two of three bedrooms with supporting family bathroom



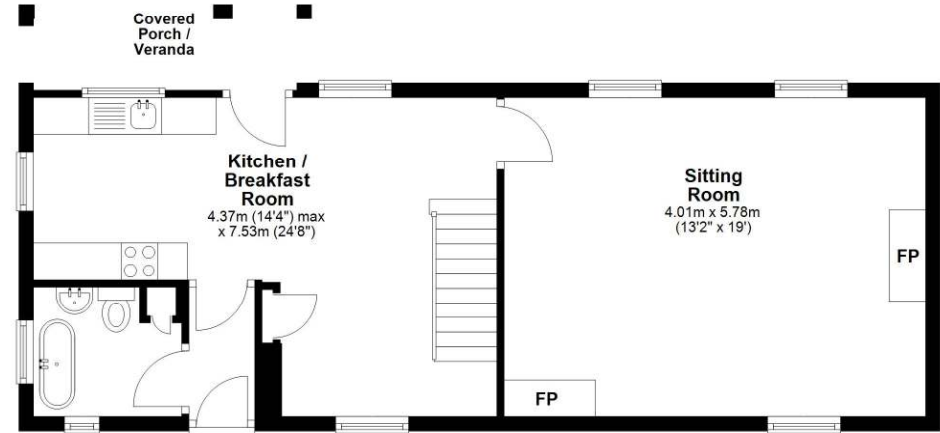
### Directions

What3Words ///grinders.divisions.houseboat

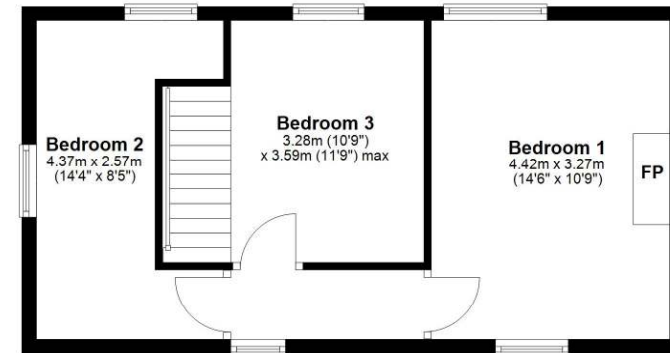
On entering the village pass the primary school on the right-hand side and after a further three to four hundred metres turn right just before the dip in the road and Margarets Villa is immediately on the left-hand side.



### Ground Floor



### First Floor



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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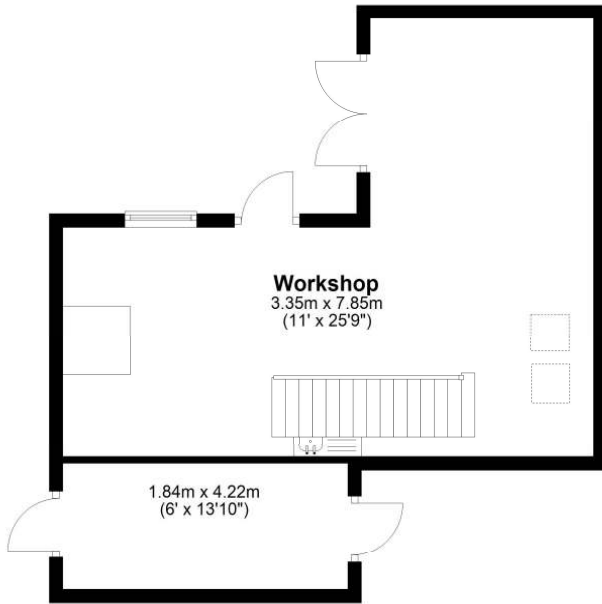
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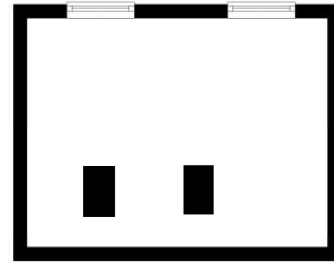
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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

### Ground Floor



### First Floor



Total area: approx. 60.4 sq. metres (650.1 sq. feet)

