The Old Forge Pipe and Lyde, Moreton On Lugg, Hereford, HR4 8AH Offers Over £535,000 AMOS

# The Old Forge

Pipe and Lyde Moreton On Lugg Hereford HR4 8AH

A beautifully presented four bedroom detached and extended family home offering double glazing, oil heating, charming character features and spacious accommodation. The extensive grounds are approximately 6 acres and there is a large detached workshop and garage, stable block and car port. This extremely versatile property could be used as either a small holding or equestrian facility.

> Detached family home 4 bedrooms, 1 bathroom Gardens, ample parking Double glazing, oil heating Outbuildings, Stunning views 6 acres of grounds

This property is peacefully tucked away in the rural hamlet of Pipe Lyde near to the village of Moreton on Lugg with local amenities including primary school, village shop, post office, fish and chip shop and bus service. Marden and Wellington both have a further range of amenities including a doctors surgery. The property falls in the catchment area for Aylestone and there are school bus services to Wellington and Aylestone.



# **Property description**

A spacious entrance hall has both front and rear doors and a good area for storage space and there is access to the loft. A door to the left leads into the living room which is carpeted throughout, has a feature wood burner with exposed brick surround, plus characterful exposed beams. The kitchen/breakfast room is an excellent family space with matching oak wall and base units, a useful breakfast bar, large Aga and plenty of space for a dining table and chairs. From here a door opens into the rear hallway which has a large understairs storage space and leads to the first floor, a further reception room and the utility. The reception room is a generously sized room with exposed beams, a feature fireplace with wood burning stove and two windows the front. The useful utility room is fitted with matching wall and base units with space for white goods and surface appliances, plus a door to the cloakroom with fitted WC.

The first floor landing has doors to all bedrooms, the family bathroom and airing cupboard. Bedroom one is located at the front of the property with the benefit of a double wardrobe. Bedrooms two and three are also located at the front and are double rooms. Bedroom four has a double wardrobe and rear aspect overlooking the garden. The family bathroom is fitted with a modern four piece white suite including a panelled bath and large corner shower. There are contemporary wall and floor tiles.

#### 6 acres of garden

The property is approached via a private drive which leads past the property to the extensive parking area and is enclosed by a mixture of hedging and fencing with gated access to the outbuildings and fields.

To the rear of the property are the sizable gardens which includes a large patio, a lawn with flowerbed and shrub borders, mature trees and an area for keeping chickens. There is also an orchard with plum, cherry and apple trees.

## Outbuildings

One of the property's key features is its outbuildings, this includes a large, fully insulated workshop with light, power and separate office space, stable block, a barn with attached log store and a double carport.

#### **Agents Notes**

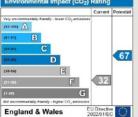
Mains water, electric and drainage are connected to the property. Oil heating. Water is available in the fields from a borehole. Council Tax Band E.

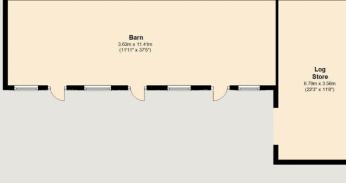
## Directions

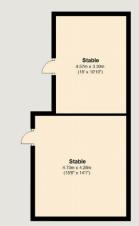
Proceed north on the A49 to Leominster, after two miles, just after the lay-by to the left, take the sharp left hand turning and the property can be located at the end of this lane on the right hand side.















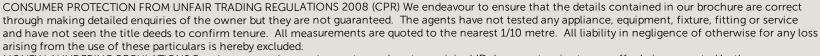












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MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.