

FOR
SALE



Brooklands Moreton-On-Lugg, Hereford HR4 8DQ

£650,000 - Freehold

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PROPERTY SUMMARY

This individual detached property is pleasantly located, adjoining open farmland, on the edge of the popular village of Moreton-on-Lugg about 4 miles north of the Cathedral City of Hereford.

Within the village there is a shop, church, fish & chip shop and bus service and further amenities are available in the nearby villages of Marden (primary school, village hall) and Wellington (sports playing field).

The original bungalow has been substantially extended and now has a converted first floor, gas central heating, double-glazing and exceptionally spacious accommodation (over 2700 sq ft) ideal for family purposes and also incorporating a self-contained Annexe, ideal for dual family living. There is excellent parking, a double garage and large gardens. The whole extends to approximately 1/2 an acre.

POINTS OF INTEREST

- *Superb detached property*
- *Peaceful rural location*
- *Versatile accommodation - 2700 sq ft*
- *5 bedrooms, 4 bath/shower rooms*
- *Self-contained Annexe*
- *Double garage & ample parking*
- *Large gardens about 0.5 acres*
- *Viewing recommended*



ROOM DESCRIPTIONS

Entrance porch

Tiled floor, door to

Entrance hall

Hardwood herringbone flooring, radiator.

Wet room

Electric shower, wash hand basin with cupboards under, WC, downlighters, 2 windows.

Lounge

Exposed floorboards, radiators, wood burning stove with surround, large window and double doors to rear sun deck.

Dining room

Hardwood herringbone flooring, radiator, gas fire with surround, window to rear, sliding door to

Kitchen/breakfast room

Laminate flooring, fitted with range of base and wall units with oak worksurfaces, tiled splashbacks, 1 1/2 bowl sink unit, built-in dishwasher, range-style cooker with extractor hood over, built-in refrigerator, window to side, door to

Side entrance lobby

Tiled floor, radiator, archway to the Conservatory, and

Pantry

Conservatory

A lovely room with tiled floor, radiator, cloaks cupboard and double doors to side sun deck.

Bedroom 1

Currently used as a lounge for the Annexe, with exposed floorboards, radiator, 2 windows, understairs store cupboard.

Inner hall

Laminate flooring, radiator, central heating thermostat.

Utility room

Plumbing for washing machine, cupboard housing Worcester gas-fired central heating boiler, window to side.

Bedroom 2

Built-in wardrobe, radiator, window to side, further fitted wardrobe, en-suite bathroom having shower-bath with mixer tap/shower attachment and glass screen, partly tiled walls, WC, wash hand basin, tiled floor, radiator, extractor fan, downlighters, window to side.

Bedroom 3

Radiator, windows to side and rear, en-suite with tiled walls and floor, large shower cubicle with mains fitment and glass screen, bath, wash hand basin with cupboards under, WC with concealed cistern, ladder-style radiator, downlighters, window.

Bedroom 4

Built-in wardrobe, radiator, window to rear.

A door leads from the lounge to an

Inner hall

Staircase to first floor.

Landing

Built-in cupboard.

Bedroom 5

A large room with radiator, window to rear, Velux roof window, door to Dressing Room with Velux window.

Bedroom 6/attic room

Access to eaves, windows to front and rear.

Bathroom

White suite comprising bath with mixer tap and shower attachment, wash hand basin and WC, tiled floor, ladder-style radiator, window.

Outside

The property is approached via a tarmacadam driveway with wooden 5-bar gate. The driveway sweeps around the side of the property to a large parking area with raised circular ornamental pond.

There is a detached double garage with 2 up-and-over doors and side access door.

Gardens

Brooklands stands in very large gardens, which primarily lie to the rear, therefore south facing, and are enclosed by hedging and fencing. Adjoining open farmland there is a pleasant outlook and there are numerous ornamental shrubs and mature trees, a paved patio, large sun deck, and an externally accessed WC. To the western side of the property there is an enclosed garden area with sun deck, pergola, gravelled areas and shrubs, garden shed. Outside lights and water taps.

Services

Mains electricity, gas and water are connected. Private drainage system. Gas-fired central heating.

Outgoings

Council tax band F, payable 2024/25 £3340.00. Water rates are payable.

Viewing

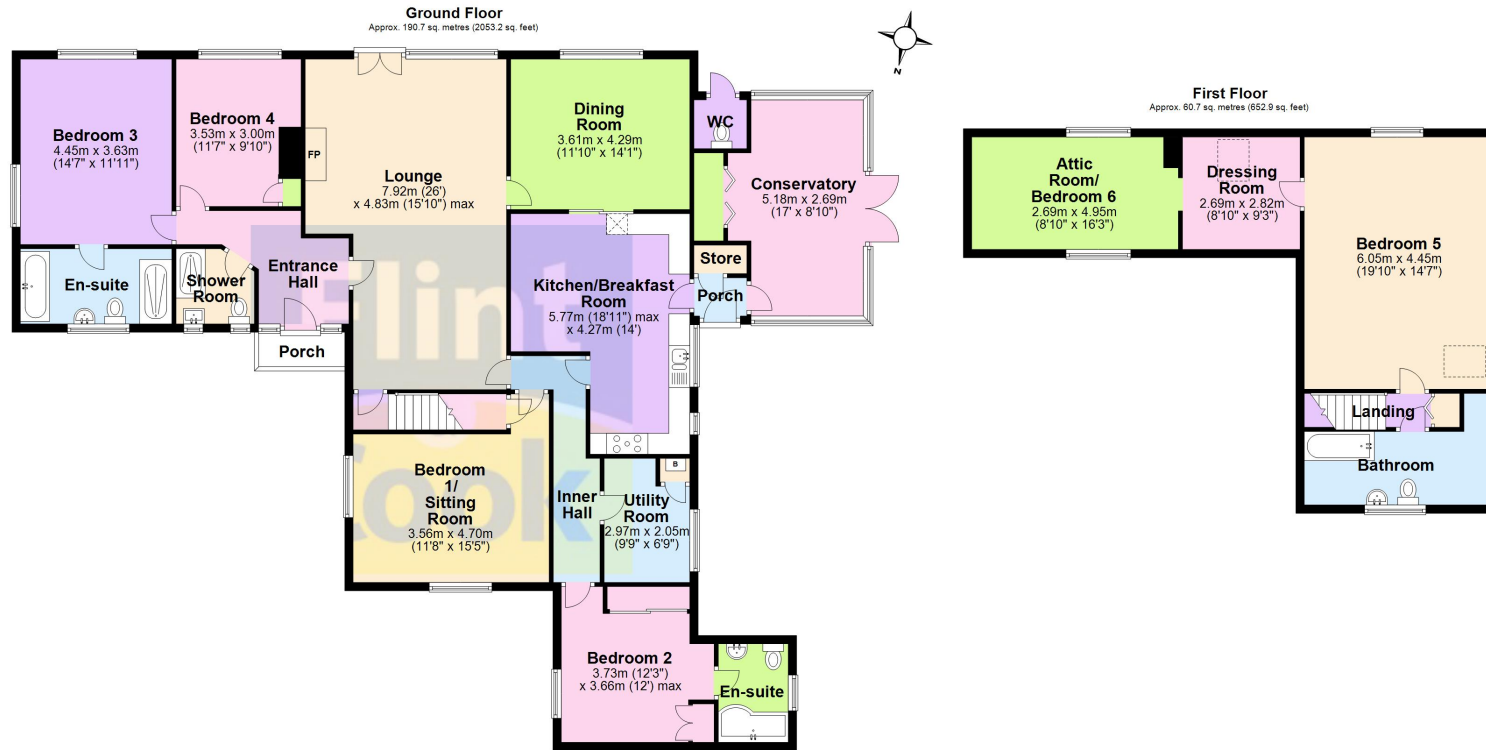
Strictly by appointment through the Agent Flint & Cook (01432) 355455.

Directions

What3words ///savers.overpaid.forgot

Money laundering regulations

Prospective purchasers will be asked to provide photo identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 251.4 sq. metres (2706.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	77
EU Directive 2002/91/EC			