



Moreton House
Moreton-on-Lugg

Hereford
HR4 8AH





Moreton House, Moreton-on-Wye, Hereford HR4 8AH

Situated in this popular rural location, an impressive 5 bedroom detached country home offering ideal family accommodation.

The property, which originates in the 1700's, stands in an excellent size plot extending to just over 1 acre and has the benefit of oil central heating, generously sized living accommodation, 3 en-suite bath/shower rooms, beautiful landscaped gardens, ample parking, wealth of character and charm and to fully appreciate this property we strongly recommend an internal inspection.

The popular City of Hereford and town of Leominster are within easy driving distance and there is also a range of facilities available nearby in the villages of Moreton-on-Lugg, Marden and Wellington including primary school, church, shop, village hall, garden centre, countryside walks and daily bus services.

In more detail, the highly spacious accommodation comprises:-

Ground floor

Main entrance door through to the

Spacious Reception Hall

Feature tiled floor, radiator, coved ceiling, central heating thermostat, turning carpeted staircase to the first floor and door to the

Downstairs Cloakroom

With low flush WC, vanity wash hand-basin with storage below, radiator, fitted carpet, partially tiled wall surround, extractor fan and coat hooks.

Lounge

Fitted carpet, double glazed windows to the front and side aspects, coved ceiling, 2 radiators and feature fireplace with hearth, display mantel and gas coal-effect living flame fire.

Drawing/Dining Room

An impressive light and airy room with fitted carpet, 2 radiators, picture rail, coved ceiling, 2 sets of double glazed panelled double doors onto the side patio and garden with shutters to each side.

Study

Fitted carpet, radiator, double glazed window to the front aspect, ornamental fire surround, feature built-in store cupboards with ample shelving.

Superb Kitchen/Breakfast Room

Extensive range of wall and base cupboards, ample granite worksurfaces, central workstation/breakfast bar, tiled floor for easy maintenance, exposed timbers, recessed spotlighting, 2 radiators, 2 double glazed windows to the side, feature Inglenook-style fireplace with hearth and multi-fuel stove, large Rangemaster cooker with induction hob, splashback and cooker hood over, space for American style fridge/freezer, space and plumbing for dishwasher, corner boiler cupboard housing the recently installed oil central heating boiler, large store cupboard with shelving and steps leading down to the

Inner Lobby

With door and concrete steps leading down to the Cellar and door to the walk-in pantry cupboard with tiled floor, ample shelving, double glazed window, power and light points.

Large Cellar

With approximate 6ft head height, ample storage space, power and light points.

Utility Room

Tiled floor, single drainer sink unit with mixer tap over, wall and base cupboards, partially panelled walling, radiator, double glazed window, access hatch to loft storage space, door to the outside and door to the

Downstairs Cloakroom

With low flush WC, wash hand-basin with mirror and shaver light and point over, mirror fronted medicine cabinet, radiator, tiled floor, partially tiled wall surround and extractor fan.

Rear Hallway

Feature tiled floor, radiator, door to the internal courtyard and door to the

Laundry Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, space and plumbing for washing machine and tumble dryer, double glazed windows to the side and rear, radiator, vinyl flooring.

Family Room

An impressive light and airy room with fitted carpet, 2 radiators, double glazed window and double glazed double doors to the side patio and garden, feature fireplace with hearth, display mantel and electric coal-effect fire, loft storage space and door to the

Wet Room

Suite comprising large shower area, pedestal wash hand-basin with wall mirror, shaver light and point over, bidet, low flush WC, mirror fronted medicine cabinet, radiator, partially tiled wall surround, double glazed window to the rear and built-in airing cupboard with shelving.

First floor

Superb Landing

Fitted carpet, 2 radiators, useful store cupboards, range of lights, central feature ceiling dome rooflight with further rooflight beyond, arched window enjoying a fine outlook across the rear garden and fields beyond, central heating thermostat and door to the

Main Bedroom Suite

Walk-in wardrobe with ample shelving, electric light. Bedroom area with fitted carpet, radiator, picture rail, TV aerial point, double glazed window to the front aspect, range of fitted wardrobes with central drawer unit with shelving above and door to the large En-suite Bathroom with corner bath and seat and handheld shower attachment, high flush antique-style WC, vanity wash hand-basin with storage below, an illuminated mirror fronted medicine cabinet over, double glazed window with roller blind, ladder style towel rail/radiator, vinyl flooring and shower cubicle with glazed folding doors.

Feature turning staircase leads to the

Bedroom 2

Fitted carpet, 2 radiators, double glazed window to the side, range of fitted bedroom furniture including wardrobes, drawer units and shelving, TV aerial point and door to the En-suite Bathroom with suite comprising P-shaped bath with shower unit and screen over, vanity wash hand-basin with storage below, mirror and shaver light and point over, low flush WC, vinyl flooring, radiator, recessed spotlighting and extractor fan.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect, decorative wall, walk-in wardrobe with hanging rail and shelving and door to the

En-suite Shower Room with suite comprising low flush WC, wash hand-basin with mirror, shaver light and point over, mirror fronted medicine cabinet, radiator, shower cubicle with glazed sliding doors.

Bedroom 4

Fitted carpet, radiator, double glazed window to the side enjoying a pleasant outlook and ornamental fire surround.

Bedroom 5

Fitted carpet, radiator, double glazed window to the side enjoying a pleasant outlook.

Main Bathroom

Suite comprising bath with partially tiled wall surround, low flush WC, vanity wash hand-basin with extensive range of storage below and to the side - also incorporating a mirror with lighting above, shower cubicle with glazed sliding doors, double glazed side window, radiator and built-in airing cupboard.

Outside

A large sliding gate opens onto the extensive brick-paved driveway to the side providing ample off-road parking facilities with space for motorhome etc with large turning space and access to the TIMBER DETACHED DOUBLE GARAGE with remote control twin up-and-over doors, power and light points, ample storage space, glazed side windows, personal door to the side and electric charging point. The side driveway also houses the oil storage tank and has access to a DETACHED GARDEN STORE/HOME OFFICE with glazed panelled doors to the front, further glazed windows to the side and rear, ample storage space, power and light points. The front and side gardens are mainly laid to lawn, interspersed with a variety of flowers and shrubs, mature trees and all enclosed by fencing for privacy.







Outside (Cont).....

The front and side gardens are mainly laid to lawn, interspersed with a variety of flowers and shrubs, mature trees and all enclosed by fencing for privacy. There is a further paved seating area providing the perfect suntrap and then meandering sculpted pathways lead through well stocked flower borders to the bottom part of the garden which is enclosed by brick-walling for privacy. This really is a gardener's delight and has to be seen to be fully appreciated!

General information

Services

Private water, electricity, mains drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band G - payable 2023/24 £3621.42
Drainage rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed north out of Hereford on the A49 Leominster Road and just before reaching the village of Moreton-on-Lugg, turn left at the staggered crossroads signposted to Burghill and immediately left again after 25 yards to the road that leads to Moreton House on the right hand side.
What3words – active.dislodge.toddler

Viewing

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

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.



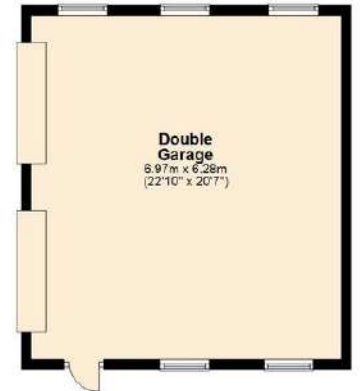
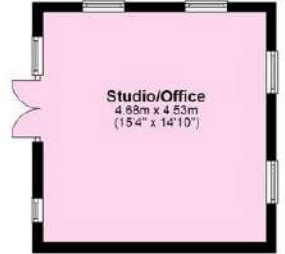
Ground Floor
Approx. 234.2 sq. metres (2520.9 sq. feet)



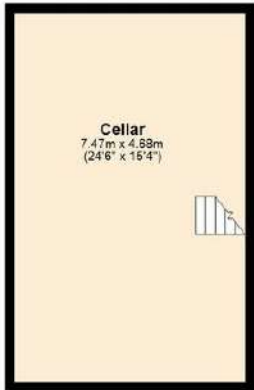
First Floor
Approx. 148.5 sq. metres (1598.3 sq. feet)



Outbuildings
Approx. 0.0 sq. metres (0.0 sq. feet)



Cellar
Approx. 35.0 sq. metres (376.0 sq. feet)



Total area: approx. 417.7 sq. metres (4495.6 sq. feet)

These plans are for identification and reference only. File produced using PlanUp.

Moreton House, Moreton-on-Lugg, Hereford

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		



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