

FOR  
SALE



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

£915,000 - Freehold

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## PROPERTY SUMMARY

Popular rural location an impressive 5 bedroom detached country house with 4 reception rooms, luxury breakfast kitchen, 3 en-suite shower/bathrooms, extensive landscaped gardens, ample parking. Must be viewed!

## POINTS OF INTEREST

- *Popular rural location*
- *Impressive 5 bedroom detached country home*
- *4 Large receptions & superb breakfast/kitchen*
- *3 En-suite shower rooms*
- *Extensive landscaped gardens*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### 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.

#### Feature turning staircase leads to the

#### 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



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

These plans are for identification and reference only.  
Plan produced using PlanIt!

Moreton House, Moreton-on-Lugg, Hereford

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