



DIRECTIONS

From Hereford city proceed west onto A438 Whitecross road, at the roundabout take the 2nd exit onto Kings Acre road A438 and continue for approximately 5.2 miles, turn left at Bridge Sollars bridge, and after approximately 1.2 miles turn right towards Lulham and Preston on Wye. Upon entering the village of Preston on Wye turn right on Hacton Lane and the property can be found on the right hand side as indicated by Stooke Hill and Walshe For Sale Board. For those who use "What3words"///unearthly.flops.lamplight



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating.

Outgoings

council tax band 'C'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	80
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		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

The Forge,
Preston-on-Wye Hereford HR2 9JU

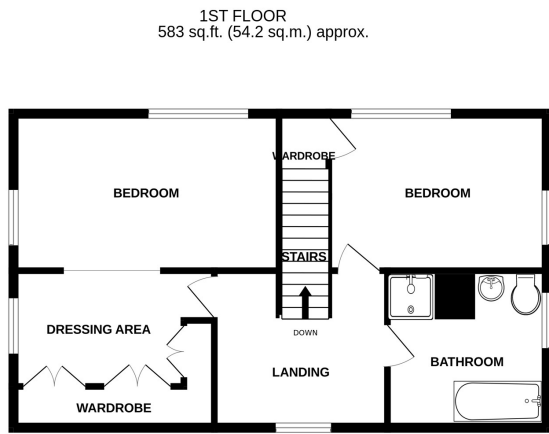
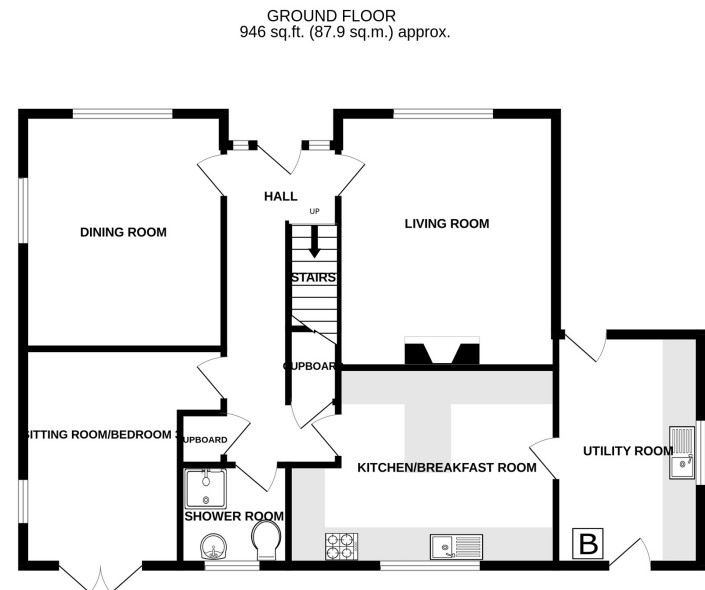
£475,000



- 3 bedroom detached property down stairs shower and bedroom/2nd reception • garage, car port and off road parking
- dressing room to bedroom one

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.
Made with Metropix ©2025

OVERVIEW

A 3 bedroom detached property comprising, oil fired central heating, lounge , dining room, kitchen, ground floor bedroom/reception, down stairs shower room, utility room, 2 bedrooms, dressing room and bathroom to first floor, outside single garage, carport ample parking, gardens and far reaching views across Herefordshire countryside. Set in the Golden Valley area, approximately 6 miles west of Hereford City, this picturesque village of Preston-on-Wye, with the River Wye being fourth longest river in the UK, offers nearby canoeing activities, fantastic walking and the Flits national nature reserve for nature conservation. This vibrant village is a true gem with its recently refurbished Village Hall hosting the local community with rural events, a cybercafe, and within easy reach to the nearby villages of Madley, Clehonger, Kingstone which offer a good well renowned selection of schools, such as Fairfield, a wealth of country pubs and a fantastic Doctors Surgery in the village of Staunton on Wye only a short distance away makes this village location a truly idyllic place for a picturesque rural setting with useful amenities.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Reception Hall

With double glazed window panels either side of the door, exposed wooden engineered flooring, radiator, spot lights above, two under stairs storage cupboards, and additional storage cupboard with an oak door. Door to:

Lounge

4.6m x 4.0m (15' 1" x 13' 1")
With engineered oak wood boards, spot lights, radiator, TV point and telephone point, two double glazed windows one to the side aspect and the other front aspect, and chimney breast with a slated hearth and housing a large wood burning stove (the flue has been cleaned in the last 12 months).

Dining Room

4.25m x 3.6m (13' 11" x 11' 10")
With engineered oak wood boards, ceiling light point, two wall light points, dual aspect double glazed windows to front and side, radiator, TV point and telephone point.

Ground Floor Bedroom/Reception

3.65m x 4.2m (12' 0" x 13' 9")
With engineered oak wood boards, ceiling light point with ceiling fan, wall mounted fire, TV and telephone point, double glazed window to the side elevation, and double glazed french door to the rear elevation opening out onto a decked area in the garden.

From the hallway a door leads to:

Down Stairs Shower Room

With tiled floor, tiled walls within a corner shower cubicle, swivel screen, mains shower unit, soft close vanity wash hand basin, low level WC, radiator, ceiling light point, and double glazed obscured glass window to the rear elevation.

Kitchen

3.65m x 4.8m (12' 0" x 15' 9")
With tiled floors, spot lights, fitted soft close wall and base units, drawers and doors, Seimens induction 4 ring hob, with a Bosch cooker hood, chest height Bosch double oven, granite working surfaces over base units with granite splash backs, breakfast bar which seats 3 stools and granite working surfaces, fridge/freezer, space and plumbing for dishwasher, radiator, TV point, and power points. A single glazed panelling oak door leads to:

Utility Room

4.6m x 2.75m (15' 1" x 9' 0")
With continued tiled flooring from the kitchen, spot lights, double glazed obscured glass door to the rear elevation, double glazed window to the side elevation, double glazed door with obscured glass, to the front elevation, radiator, fitted base units with soft close drawers, and doors, roll top working surface, Belfast style sink with mixer tap over, space and plumbing for washing machine, space for tumble dryer, space for additional appliances, power power points, and base units that houses the oil fired, Worcester Green Star Heat Slave 18/25 central heating boiler.

From the hallway a carpet stairs leads to:

FIRST FLOOR

Landing

A good size area which would suit a study/home office area, with fitted carpet, ceiling light point, power points, loft access, eave

access for storage, radiator, and double glazed window to the rear elevation with far reaching countryside views.

Bedroom 1

2.8m x 4.9m (9' 2" x 16' 1")
With carpet flooring, ceiling light point, TV point, radiator, dual aspect double glazed windows to both the front and side elevations, and eave access for storage. Open archway through to:

Dressing Area

1.7m x 3.6m (5' 7" x 11' 10")
With continued fitted carpet, ceiling light point, double glazed window to the side elevation, radiator, large fitted wardrobes in the eaves with hanging rail and including a mounting mirror to the doors.

Bedroom 2

4.25m x 3.0m (13' 11" x 9' 10")
With carpet flooring, ceiling light point, dual aspect double glazed windows to the side and front elevation, TV point, eave access for storage, and built-in wardrobe space in one corner with wooden door, hanging rail and storage shelving.

Bathroom

With beautiful floor tiles, inset shower cubicle with folding glass door, spot lights and mains shower unit, extractor fan, fitted roll top bath, chrome mixer tap over with shower attachment, tiled splash back, wash hand basin with chrome taps and splash tiling, wall mounted mirror and light, low level WC and double glazed obscured glass window to the side elevation, Shaver point, 2 wall lights, and chrome towel radiator.

OUTSIDE

The property is approached over a 'Horseshoe' semicircle tarmacadamed driveway, being an 'in' and an 'out' layout, and from here there are four separate lawned areas with feature tree planted in the one. With parking for approximately 10 vehicles making this area a very spacious with the front garden area set in some of Herefordshires beautiful scenery. From here there is a garage and carport and beyond here a low maintenance resin area leading up to the front door and from there leads around the side of the property. Around the rear there is an oil tank, outdoor tap, and access back to the utility room. Returning to the front garden there is a gate into a

low maintenance area, lawn area and two storage sheds which are of timber frame construction and cladded roof over. There is a raised area suitable for vegetables, additional outside tap, and there is a greenhouse. The rear garden there are double glazed french doors from the downstairs bedroom 3/reception room, and there is a double glazed door from the utility room giving access to the rear garden also. There is a patio entertaining area, a large pond, two raised flower bed areas, flow maintenance fencing to one side, hedging and fencing to the other side, and low maintenance fence to the rear of the garden, and overall the rear views overlook some beautiful countryside and local orchards.

Single Garage and Single Carport

2.9m x 5.4m (9' 6" x 17' 9")
Being of timber framed and having a pitched roof. concrete flooring, pitched roof and electric roller door at the front, power and light.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✔ Lounge 4.6m x 4.0m (15' 1" x 13' 1")
- ✔ Dining Room 4.25m x 3.6m (13' 11" x 11' 10")
- ✔ Ground Floor Bedroom/Reception 3.65m x 4.2m (12' 0" x 13' 9")
- ✔ Kitchen 3.65m x 4.8m (12' 0" x 15' 9")
- ✔ Utility Room 4.6m x 2.75m (15' 1" x 9' 0")
- ✔ Bedroom 1. 2.8m x 4.9m (9' 2" x 16' 1")
- ✔ Dressing Area 1.7m x 3.6m (5' 7" x 11' 10")
- ✔ Bedroom 2. 4.25m x 3.0m (13' 11" x 9' 10")
- ✔ Single Garage 2.9m x 5.4m (9' 6" x 17' 9")

And there's more...

- ✔ Far reaching Herefordshire views
- ✔ Popular residential area
- ✔ Nearby local amenities