



THE OLD FORGE

Moreton on Lugg HR4 8AH

# The Old Forge

Moreton on Lugg  
Herefordshire  
HR4 8AH



A charming and sizeable four-bedroom detached village cottage, with a range of excellent outbuildings, standing in gardens and grounds of approximately 6 acres.

**Guide Price £499,950**

## Situation and Description

The Old Forge is situated on the edge of the north Herefordshire village of Moreton on Lugg. The property lies at the end of a no-through road which services only four properties. It is well positioned for, not only the village facilities that include an Anglican church, village stores and fish and chip shop, but also the greater centres of both Hereford city in the south and Leominster in the north.

The cottage offers sizeable and well-proportioned accommodation throughout with two good sized reception rooms, both with wood burning stoves, a large kitchen/breakfast room with oil fired Aga, good sized front and rear hallways as well as utility room with cloakroom. On the first-floor the property has four comfortable bedrooms as well as a large and well-fitted family bathroom.

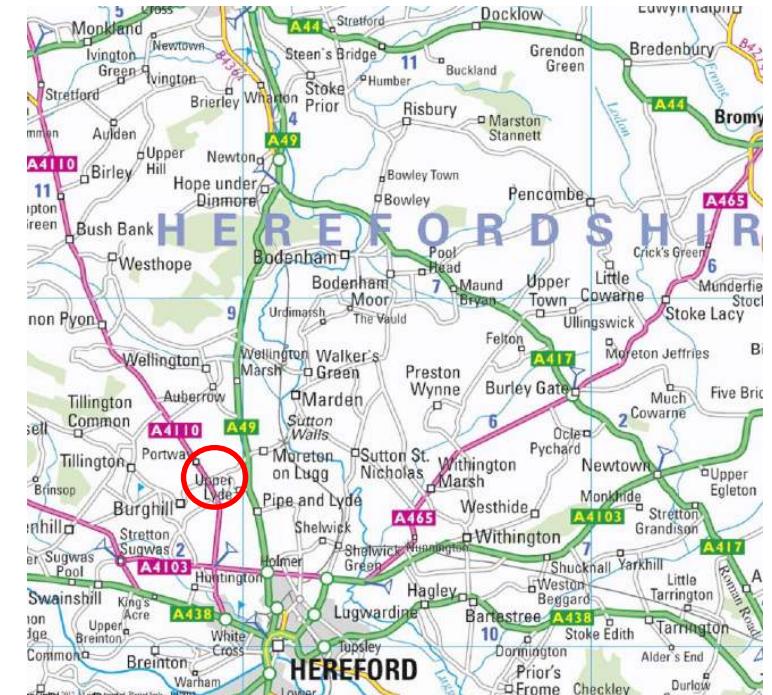
The property is approached by a gravel driveway which gives access to an attached carport to one side; here there is parking for a couple of vehicles. The gardens lie to the rear of the property and made up of paved and decked seating areas with steps leading up to a large lawn area and to one side a small orchard. Beyond this are two excellent outbuildings, the first of which is a steel framed **workshop** with an internal office, storeroom and carport. On the other side of the yard area is a **four-bay stable** with adjoining ancillary buildings. Beyond this there is gated access into the paddocks which sweep away from the property and have been well-fenced and not over worked. These give the purchaser ample opportunity to keep a few animals, horses or just for privacy purposes. In all, the property benefits from oil fired central heating, full double glazing, outstanding views towards the cathedral city of Hereford and a second access at the far end of the property to the rear yard, building and land.

**Services and Considerations** mains electricity, mains drainage, mains water, oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters

relating to rights of way should be checked with your solicitor or surveyor. Council tax E. Freehold. Broadband available. EPC F.

## Directions

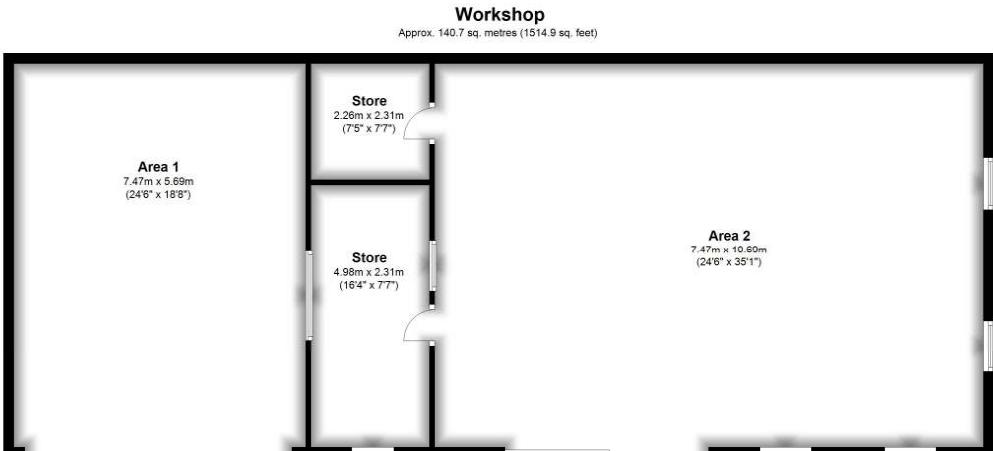
From Hereford proceed north on the A49 towards Leominster. After leaving the city continue out on this road, passing Lyde Church on the right-hand side. Continue past the Church and after a short distance there will be a large lay-by on the left-hand side. Continue past this lay-by for a few hundred yards and take the first left hand turning onto a no-through road. This road double backs on itself and The Old Forge will be found at the end.





Generously sized kitchen/breakfast room with supporting utility room





Total area: approx. 140.7 sq. metres (1514.9 sq. feet)

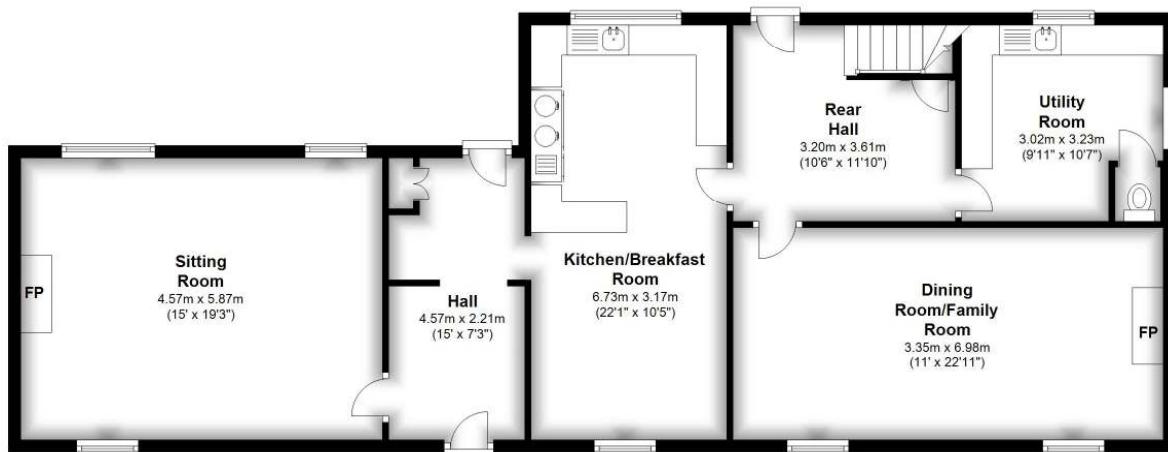
Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd  
Plan produced using PlanUp.

With four comfortable bedrooms



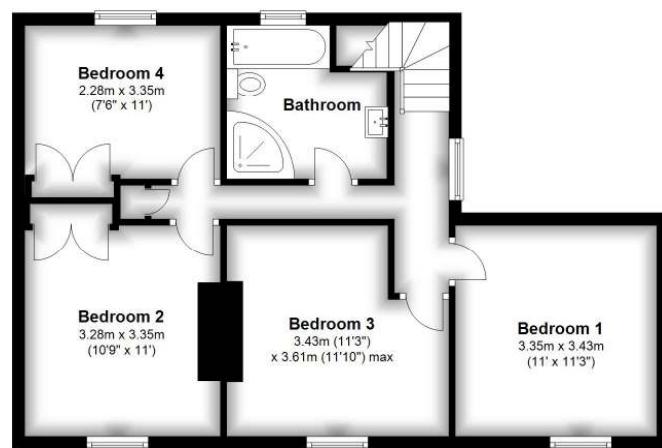
### Ground Floor

Approx. 105.5 sq. metres (1136.0 sq. feet)



### First Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



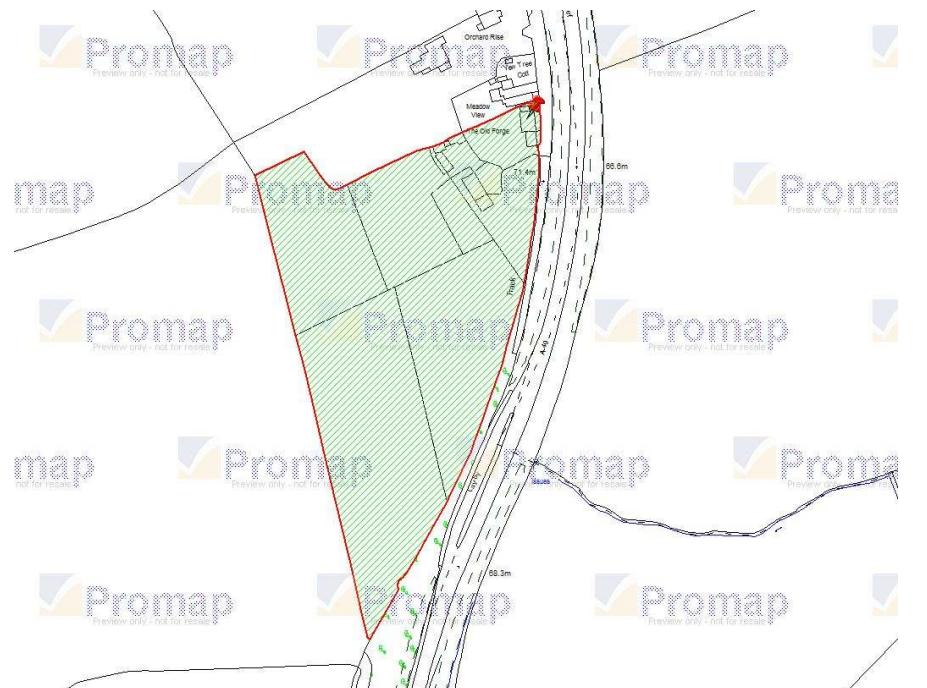
Total area: approx. 163.9 sq. metres (1763.7 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd  
Plan produced using PlanUp.

**Viewing:** Strictly through the agents:  
Brightwells, 46 Bridge Street, Hereford HR4 9DG

[property@brightwells.com](mailto:property@brightwells.com) | 01432 343800 | [brightwells.com](http://brightwells.com)

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



**Brightwells**  
Est. 1846



With 6 acres  
of  
grounds

