



The Old Forge, Woonton, HR3 6QN
Offers In Excess Of £550,000

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The Old Forge, Woonton

A sympathetically renovated and restored, extensive three/four bedroom detached property which was originally an Old Forge. The property boasts oodles of original character features throughout including exposed timbers, stone, original fireplaces and oak flooring which the current vendors worked tirelessly over the past twenty years to uncover to create this family home. The property has over 1800 sq ft and is situated in approximately 0.3 acres of garden with a garage and various outbuildings. Viewing is recommended to appreciate the property and all it has to offer.

FEATURES

- Detached period house
- Character features throughout
- Three/four bedrooms
- Approx 0.33 acre plot
- Garage and parking
- Renovated
- Hamlet location



Material Information

Offers In Excess Of £550,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: F (27)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Introduction

Steeped in history which the current vendors have uncovered and exposed is this extensive family home. The property has accommodation comprising; entrance, kitchen/dining room, living room, sun room, inner hall, utility room, shower room, hall, study, reception room/bedroom four, three bedrooms and family bathroom. Externally there are outbuildings, a garage and a substantial garden.

Property Description

The front door with porch above opens into the entrance hall here you are greeted by quarry tiles and exposed timbers which flow throughout the property. There is space to have decorative furniture and a useful storage cupboard. To the left an opening leads to the kitchen/dining room which was the original forge and is a very substantial room. There is a vaulted ceiling with exposed timbers, dual aspect windows including three Velux which allow natural light to flow through and a large oak door which opens to the garden. There are wooden base units, a sink and oil fired AGA with gas hob, space for a fridge freezer and ample room for a large dining table and chairs. A cupboard houses the oil boiler. An opening leads to the living room which was originally the stables. This again has a high vaulted ceiling with exposed timbers. There is a fireplace which is inset with woodburning stove and creates a cosy focal point to the room and window to the side. A door opens to the sun room which has triple aspect windows including French door opening to the garden and is a wonderful place to sit and relax or to use as an art studio. From the entrance hall an opening ahead leads to the hall where there is a door to the garden and utility room. The utility room has wall and base units which have a stainless steel sink and space for a washing machine and tumble dryer. From here is the shower room fitted with double shower cubicle, WC and basin. Carrying on with the history of this property, the inner hall was the old access to the post office and has an original door opening to the front of the property. There is a reception room which has a stone fireplace inset with a gas fire and a

window to the front. This could be used as the fourth bedroom. The study has a window to the front and has a Victorian fireplace with tile surround and the bread oven to the side. There is a staircase leading to the first floor and under stairs cupboard.

Taking the staircase the character continues with beautiful timbers to one side and stone wall to the other. Bedroom one is a generous double sized room with vaulted ceiling and window to the side. Bedroom two is a double room with bedroom three also being a double with a useful cupboard. The family bathroom is fitted with a WC, basin and bath. There is storage in the eaves.

Garden

The property is situated in approximately 0.30 acres with an enclosed garden. From the back door of the kitchen is a patio where there is space for a dining table and chairs, creating entertainment in the warmer months. There is a well which has been made into a feature. The garden is mainly laid to lawn with a variety of mature interspersed trees and shrubs. There is a vegetable patch which has a greenhouse and creates space to be self sufficient and live the "Good Life". To the front of the property is a garden where there is another lawned area which is enclosed by hedging.

Garage and Outbuildings

The garage has an electric door to the front and pedestrian door to the rear. There is light and power. Attached to the property are two buildings currently used for storage.

Services

Mains electric and water. Oil heating. Private drainage. Bottle gas hob.
Herefordshire Council Tax C

Location

Located in the rural North West Herefordshire hamlet of Woonton. Local facilities are available in the nearby villages of Almeley, Eardisley and Weobley to include a shop, post office, public houses, restaurants, beauty salon, primary and secondary schooling and church. More extensive amenities are available in the market town of





Kington 6 miles, Leominster 12 miles, Hay-On-Wye 12 miles and Cathedral City of Hereford 15 miles.

Directons

Leave Leominster on the A44 heading towards Monkland, continue along the road until, reaching Sarnsfield and then turn right towards Woonton on A480, follow the road until reaching Woonton, turn left for Almeley. The property is located on the right hand side. The What3Words are:
///engage.patrolled.faded

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



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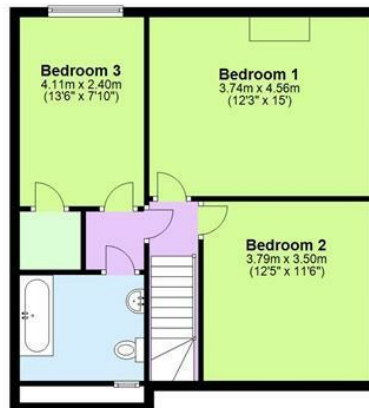




Ground Floor
Approx. 170.4 sq. metres (1834.5 sq. feet)



First Floor
Approx. 56.1 sq. metres (604.2 sq. feet)



Total area: approx. 226.6 sq. metres (2438.7 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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