

Hereford Lodge Tyberton, HR2 9PT
Guide price £635,000



Character & Country

PROPERTY SPECIALISTS



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Council Tax Band: F

Hereford Lodge, nestled in the Golden Valley hamlet of Tyberton, is a historic and superbly renovated black and white characterful home overlooking a tranquil lake, with extensive gardens, in all just over two thirds of an acre TBV

LOCATION AND DESCRIPTION

Conveniently situated approx. 8 miles to the south west of Hereford, Tyberton is readily accessible both to Hay on Wye 13 miles approx and Hereford with local amenities in the nearby villages of Madley 2.4 miles, Kingstone 4 miles, Peterchurch 3 miles and Clehonger 6 miles.

A wildlife lover's dream home, this totally unique property enjoys extensive gardens adjoining 'middle lake' one of three attractive Tyberton lakes which were designed by Capability Brown.

The lake is well stocked with fish along with resident breeding Swans, visiting to breed Canadian geese, ducks, kingfishers, cormorants, herons, woodpeckers and rare breeds including shoveller ducks which can be observed from both the deck, patio area and from the comfort of the garden room and dining area.

The property itself has been extensively renovated and remodelled to a very high standard in 2020, retaining many original features, works including a full rewire, UPVC double glazed windows throughout, complete external and internal redecoration, a beautiful bespoke solid wood kitchen. 8kw wood burning stove in the sitting room and a bank of solar panels situated on the detached garage installed by Roxon of Gloucester which currently reduce the electricity bill to circa £10 per calendar month. (Please ask for full schedule of works along with solar panel income and export tariffs).

The detached double garage offers potential for conversion to ancillary accommodation, annexe, home office, holiday letting unit or similar subject to the necessary planning consent.

This is a rare opportunity to acquire a superb example of a traditional timbered property, fully renovated with great attention to detail in a picturesque setting.

In more detail the property comprises

Impressive oak beam pillared entrance to

ENTRANCE VESTIBULE

With original oak front door, original quarry tiled floor, coat hooks, part glazed hardwood door to

ENTRANCE HALL

Original solid wood parquet floor, ornate oil filled traditional style electric radiator, wood panelling to walls, stairs to first floor, glazed oak doors to

SITTING ROOM

A beautiful light room with windows to side and front elevations overlooking the gardens, high ceiling, picture rail and coving, original solid wood parquet floor, cast iron period style fire surround and wood burning stove, glazed doors to

GARDEN ROOM

Mandarin stone flooring, windows to side and rear elevations overlooking the patio, deck, gardens and lake.

From the entrance hall door to

KITCHEN/BREAKFAST ROOM

A superb room full of character comprehensively fitted with quality bespoke solid wood base units, beautiful Mirostone work top surfaces incorporating 1.5 stainless steel sink unit, splashback tiling, integrated fridge and freezer, electric Rangemaster double cooker with twin fan assisted ovens and 5 ring induction hob, built in extractor fan directly vented to outside wall, Mandarin stone flooring, ornate cast iron traditional style oil filed electric radiator.

Open to

- **Superbly and sympathetically renovated to retain many period features.**
- **Newly fitted bespoke solid wood kitchen. Dining area enjoying lakeside views. Separate utility and WC.**
- **Sitting room with wood burning stove opening into the garden room.**
- **3 bedrooms with original oak floors, bathroom with cast iron bath and separate walk-in shower.**
- **Extensive south facing lakeside gardens of just over two thirds of an acre**
- **Lakeside decking area with an abundance of visiting and resident wildlife.**
- **Large terraced patio with open veranda perfect for entertaining.**
- **Separate orchard with pear, apple and plum trees and traditional wooden style greenhouse.**
- **Detached double garage with conversion potential subject to planning permission.**
- **Ten solar panels reducing the overall running costs of the property**

DINING AREA

A lovely dining area overlooking the lake and outside patio area, windows to side and rear elevations, ornate cast iron traditional style oil filed electric radiator, composite UPVC stable door

Also, from the kitchen access to

WALK IN PANTRY CUPBOARD/UNDERSTAIRS STORAGE AREA

UTILITY ROOM

With part glazed door, fitted with matching solid wood units incorporating single drainer stainless steel sink unit with mixer tap over, Mirostone worksurfaces, space and plumbing for washing machine, dryer and dishwasher, part tiling, glazed windows to rear and side elevations, opening to

DOWNSTAIRS WC

With low level WC, half tiled, obscure glazed window to side elevation.

From the entrance hall, stairs lead to the

FIRST FLOOR

With wood panelling, electric high efficiency radiator, and original oak floor extending throughout the landing and all bedrooms. Loft access point and glazed doors to

MASTER BEDROOM

Situated to the rear of the property with window giving lovely views across the lake and gardens, built in wardrobe and access to concealed hot water cylinder and immersion, high efficiency electric radiat

BEDROOM TWO

Situated to the front and with views across the gardens towards the adjacent Church, farmland and countryside beyond, feature wood panelled throughout, high efficiency electric radiator.

BEDROOM THREE

With window to side elevation and views across the garden and countryside beyond, access to useful under eaves storage area, high efficiency electric radiator

BATHROOM

With original recently re-enamelled cast iron bath, pedestal wash hand basin, low level WC, wood panelling and moulded PVC ceiling, obscured glazed window to side elevation, walk in shower cubicle with Mira electric power shower with rainfall head, vented extractor, heated towel rail, electric radiator and Karndean flooring.

OUTSIDE

The garden and grounds form a very special feature to Hereford Lodge being extensively lawned and adjoining the large lake with its stunning views.

The main lawned gardens have a pathway and gated entrance leading to the rear patio and lake deck, with the patio area having the veranda, doubling as an undercover seating area, with built in firewood storage. There are various flowering shrubs and flower boarders dotted around the garden along with mature trees including two magnolia trees, willow tree, copper beech tree, pampas grass etc.

To the rear of the greenhouse and again sloping down to the water's edge is a small orchard with plum, apple, pear and ornamental cherry trees. This area is fully enclosed.





External security lighting, cold water taps and electric points.

There is a substantial parking area for multiple vehicles giving access to the

DETACHED DOUBLE GARAGE

With sliding doors, window to rear elevation, power and light. Stairs to very useful boarded storage area with Velux window. A bank of 10 solar panels are attached to the garage roof.

ADJOINING TRADITIONAL STYLE GREENHOUSE

With power and light.

This garage/greenhouse block and orchard area has excellent potential to convert to an annexe or similar subject to obtaining the necessary consents and could create a letting unit, home office, annexe for elderly or dependent relative.

LOCAL AUTHORITY

Herefordshire Council Council Tax band F

SERVICES

We are informed by the vendor the following services apply – mains electricity and water, private drainage (septic tank emptied and inspected April 2024), BT telephone connection.





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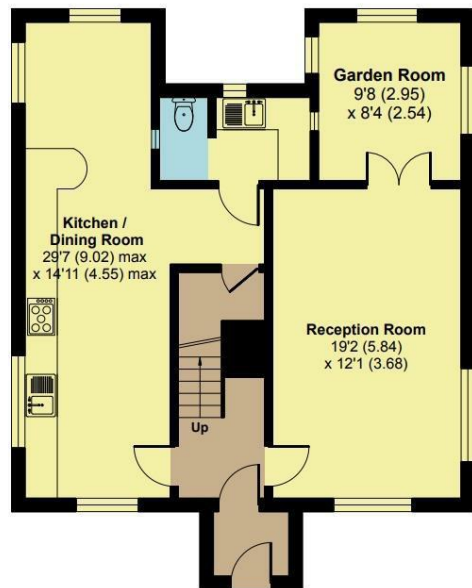
Approximate Area = 1285 sq ft / 119.3 sq m

Garage = 400 sq ft / 37.1 sq m

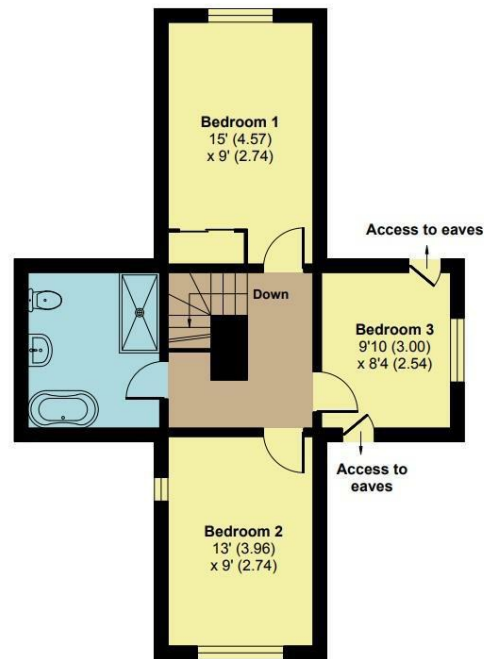
Outbuilding = 177 sq ft / 16.4 sq m

Total = 1862 sq ft / 172.8 sq m

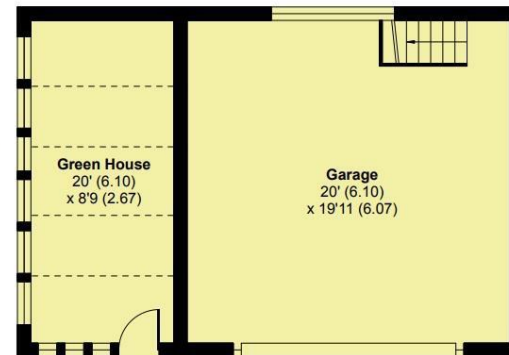
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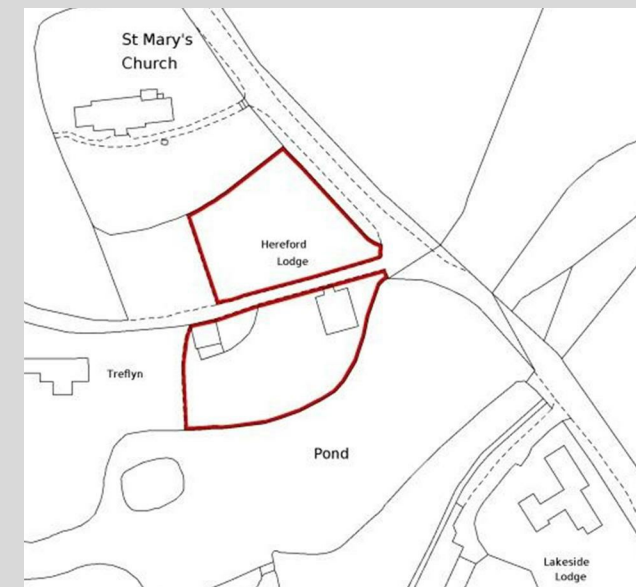
GROUND FLOOR
APPROX FLOOR
AREA 71.6 SQ M
(771 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 47.7 SQ M
(514 SQ FT)



GARAGE / OUTBUILDING
APPROX FLOOR
AREA 53.6 SQ M
(577 SQ FT)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		