



EXCEPTIONALLY ATTRACTIVE, RECENTLY RENOVATED AND CONVERTED FORMER OLD FORGE. STUNNING BESPOKE ACCOMMODATION WITH LANDSCAPED GARDENS, SEPARATE STUDIO AND LAWFUL DEVELOPMENT CERTIFICATE FOR CARPORT.

EPC TBC

The Old Forge - Guide Price £650,000

How Caple, Hereford, Herefordshire, HR1 4TE

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The Old Forge

Location & Description

The historic village of Fownhope, within 10 minutes drive, is one of the best served villages in South Herefordshire. It boasts not only a shop and Post Office, but also a butchers, hairdressers, doctors surgery, 12th Century Church, Primary School, 2 pubs, Village Hall and recreation ground, and also a health club and spa. Every year the Heart of Oak Society commemorates Oak Apple Day (29th May) where each person parades with a highly decorated stick with flowers. Nearby Brockhampton has a highly unusual Thatched Church, an active village hall, and a noted Cricket Club.

Property Description

Situated in the small village of How Caple some 3.5 miles from the well regarded village of Fownhope and some 6 miles from the popular market town of Ross and Ledbury is The Old Forge formerly the Post Office and Village Store with an adjacent former barn, believed to have been the Blacksmiths Shop. The village of How Caple straddles the cross roads with Howe Caple Court and the Church on one side and The Old Forge to the other.

The main house is constructed of painted brick, with a slate roof, whilst to the side is the most attractive single story stone addition under a pan tiled roof. Filled with character, the current owners have undertaken a program of development and modernisation, having added an Oak framed Orangery to the kitchen to create a stunning open plan living space with doors opening directly onto the landscaped garden and sun terrace, rewired, added underfloor heating, created bespoke new bathrooms and converted the former Blacksmiths shop to provide additional residential accommodation. This now makes a generous living space steeped in history with exposed ceiling beams with evidence of original candle lights, lime washed stone walls and the original forge now housing the wood burning stove. Accessed from the living room is a bedroom with doors opening to the garden where one finds a private seating area. This room also benefits from a bespoke shower room finished with Calcutta Marble, all powered from the newly installed solar panels. The original house provides a welcoming entrance hall which leads to the fabulous kitchen/dining/living room and to a light and attractive snug/study, whilst to the first floor are three bedrooms. The main bedroom has a bespoke en-suite shower room, whilst the recently refitted bathroom complete with roll top bath provides a luxurious relaxing space.

Externally the gardens sit to the rear of the house, having been landscaped to provide several secluded seating areas, together with a generous and most attractive entertaining space. There is also a studio with power and ethernet, which can offer space for either an office or home gym. There is an ample gravel parking area, where planning has been granted for a carport if a new owner desires. Filled with character and history, but having been modernised and renovated to a very high standard to offer modern luxurious living, The Old Forge provides well proportioned accommodation positioned close to the village of Fownhope with Primary School, Post Office and Stores, Church, Wye Lea Health Centre and Spa and a highly regarded Butcher! For those concerned with strategic location the property gives quick access to the A40, M50 and M5. For those interested, we strongly recommend an early internal viewing.

Entrance Hall

Light and welcoming with attractive glass balustrade staircase. Tiled floor and doors leading to kitchen and office/study.

Kitchen/Dining/Orangery 6.14m (19ft 10in) x 6.09m (19ft 8in)

An exceptional living space filled with natural light from glazing to all aspects. Bespoke fitted kitchen with range of floor and wall mounted units. Built in Samsung cooker. Two Zanussi induction hobs set into central island unit, with extractor hood over. Sink with drainer.





Tiled floor with underfloor heating. Dining Room/Orangery, Oak framed addition with glazed lantern allowing much light admittance. Double doors opening to paved entertaining area.

Study/Snug 5.50m (17ft 9in) x 3.87m (12ft 6in)

A most useful room currently used as a study. Windows to both elevations and attractive tiled floor. Steps lead up to

Living Room 5.76m (18ft 7in) x 4.31m (13ft 11in)

Formally the Blacksmiths Workshop with exposed whitewashed stonework. Sandblasted roof timbers and the original forge housing the wood burning stove. Underfloor heating. Tiled floor. Double doors opening into garden. Two Velux windows.

Master Bedroom and En-Suite Shower Room 5.21m (16ft 10in) x 4.31m (13ft 11in)

A stunning room with exposed stonework and roof timbers. Glazing to one wall with double opening doors giving access to a private seating area. Door to ensuite shower room with walk in shower. Calcutta Marble. Vanity unit with hand basin and w.c.

Landing

Stairs leading to first floor and stepped landing area.

Bedroom Two 4.34m (14ft) x 3.82m (12ft 4in)

Attractive bedroom with window to front elevation, exposed beam. Useful storage area. Radiator. Carpet. Door to En-Suite Shower room with walk in shower, vanity unit with hand basin and w.c. Velux window.

Bedroom Three 4.83m (15ft 7in) x 3.23m (10ft 5in)

A light bedroom with windows to two elevations providing far reaching views. Radiator. Carpet

Bedroom Four 3.90m (12ft 7in) x 2.99m (9ft 8in)

Most attractive built in storage units. Window to side elevation with far reaching views. Two Velux windows giving much natural light admittance. Radiator. Carpet.

Family Bathroom

An attractive and luxurious space with feature roll top bath, vanity unit with hand basin and w.c. Tiled floor. Velux Window.

Outside

The gardens to the rear of the house have been landscaped to provide a number of secluded seating areas, together with a stunning entertaining space accessed directly from the Orangery. Close by is the Studio with power and ethernet, ideal as either an office or home gym. There is a most useful and tucked away storage area towards the front of the house for bins etc and from here a gate gives access to the front of the house where one finds the original and still used post box!

There is a large gravel area providing ample parking, and the current owner has obtained a lawful development certificate to erect a carport if required. The recently replaced oil tank has been carefully screened.



Directions

From our office in Ross take the A449 towards Ledbury. Prior to the crossroads and traffic lights take the left turn on to the B4224 towards Fownhope. After approx 1.5 miles, at the crossroads signposted How Caple Court, turn right and the property will be found immediately on the left hand side.



Services

We have been advised that mains water and electricity are connected to the property. Private drainage, oil central heating and solar panels. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

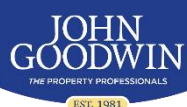
By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND "D"

EPC

The EPC rating for this property is TBC



Ross-on-wye Office

30 Gloucester Road, HR9 5LE

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