



Inglenook, Lower House Barns, Moreton-On-Lugg, HR4 8DQ
Price £329,950

Inglenook Lower House Barns

Moreton-On-Lugg

A well presented, stone built barn conversion located in the popular village of Moreton On Lugg with many character features throughout.

PLEASE CALL TO ARRANGE A VIEWING 01432-266007

- Stone Barn Conversion
- Two double bedrooms & attic bedroom
- Open plan Living / Dining Room
- Kitchen / Breakfast Room
- Downstairs WC & En-suite Bathroom
- Enclosed Rear Garden
- Off Road Parking
- No Onward Chain

Material Information

Price £329,950
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: C (72)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Introduction

The charming, gas centrally heated and double glazed accommodation is full of character and briefly comprises of - entrance hall with stunning full height feature window, WC and stairs up to a galleried landing, open plan living room and dining room, kitchen / breakfast room with built in storage. The first floor has two double bedrooms, one with en-suite bathroom. separate bathroom and stairs up to the second floor where a door leads to the attic bedroom (with some restricted head room) and further access to the attic space currently used as storage.

Property Description

The property is entered via a wooden stable door into the impressive entrance hall with feature window to the front, wooden flooring and access to the WC which also features a useful under stairs storage area. A glazed door leads through to the spacious, yet cosy, open plan living room with stone fireplace and hearth and inset woodburner, wooden flooring, exposed ceiling beams and full height window and door to the rear garden. The dining area has an exposed stone feature wall, three further windows to the rear and a glazed door to the kitchen/breakfast room. Featuring a range of wall and base units, drawers and wine rack under a work top with tiled splashback, fitted electric oven and hob with extraction over, space and plumbing for a washing machine and fitted cupboard with shelving and the gas central heating boiler.

Carpeted stairs rise from the hall to a part galleried landing that has further stairs to the second floor and doors to all other rooms. The family bathroom contains a white suite comprising of key hole bath with electric shower over and tiled walls, pedestal hand basin, WC and velux window, Bedroom one is a spacious double room featuring exposed ceiling beams, and door to the en-suite bathroom that comprises of a panel bath with shower over, WC, pedestal hand basin, tiled walls, wooden flooring and Velux window. Bedroom two is also a good size double room and has the added benefit of an exposed stone wall and feature floor level window overlooking the rear garden.

At the top of the stairs a door gives access to the attic bedroom with exposed wall and ceiling beams, Velux window, however does have restricted head room. A further door gives access to a a spacious attic currently used for storage.

Garden & Parking

The property is approached through a courtyard which is central to the complex of 4 barns in total and provides a parking area - there are allocated spaces directly in front of the property for 2/3 cars.

The rear garden is low maintenance, accessed from the living area, mainly laid to gravel with a large paved area for seating and a pergola providing a covered area and enclosed by stone wall, brick wall and fencing. There is also rear access to the garden via a wooden gate.

Location

The property is situated within the village of Moreton on Lugg with local amenities including primary school, village shop, post office, fish and chip shop and bus service. Marden and Wellington both have a further range of amenities including a doctors surgery. The property falls in the catchment area for Aylestone High School and there are school bus services to Wellington and Aylestone.

Services

Mains gas, electric, water and drainage are connected to the property

Herefordshire Council Tax - Band D

Tenure - Freehold

Broadband

Our Vendors Broadband is currently with EE - the account info states downloads at 26.5-29.5Mb/sec. They have previously been with Sky Broadband and had no issues. They work from home as well and never had any concerns with connections etc.

Indoor Mobile Coverage

Our Vendor advises Mobile coverage in the house is fine, that would again be EE. My parents are on O2 and haven't had any issues, and my partner is Vodaphone and again no issues

Outdoor Mobile Coverage

Our Vendor advises Outside is a little more sketchy once you get further down the garden but fine nearer the house on the networks mentioned, EE, O2 and Vodafone.

The Money Laundering Regulations

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Leave Hereford on the A49 North via the Starting Gate roundabout and after approx 2 miles take the turning right for Moreton On Lugg. Continue through the village passing St Peters Close on the left and take the next left before 'The Granary' into a lane where you turn left again between two barns opposite a white cottage. This brings you into a courtyard where the property can be found on the right.



