



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Te Aroha, Moreton-on-Lugg, Hereford, HR4 8DE

In Moreton-on-Lugg, an excellent dormer residence with two double ground floor bedrooms and two double first floor bedrooms located at the end of a shared private road within the village of Moreton-on-Lugg and having a large garden located about three miles north of the Cathedral City of Hereford

£395,000 (Freehold)

Residential Sales and Lettings

Te Aroha, Moreton-on-Lugg, Hereford, HR4 8DE

LOCATION

The property is located on a shared private roadway within the village of Moreton-on-Lugg and which is quietly tucked away. Moreton-on-Lugg offers a range of amenities including a community hall, Church and general store along with play area with woodland and football pitch and other amenities being available in neighbouring villages. There are primary schools at both Marden and Wellington, Moreton-on-Lugg is located just off the A49, about three miles north of the Cathedral City of Hereford which offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Te Aroha is a detached bungalow residence which is both centrally heated and double glazed. Its attributes are its private position within the village of Moreton-on-Lugg and the fact that it has a large south westerly facing garden. Overall the property offers well proportioned accommodation which includes a sitting room, dining room and kitchen on the ground floor together with two double bedrooms, again on the ground floor and bathroom with two double bedrooms, one of which is en suite, on the first floor.

ON THE GROUND FLOOR:

Entrance Porch

1.83m (6') x .79m (2'7)

With tiled floor and double glazed door with adjacent double glazed window to;

Reception Hall

11.58m (38') x 2.08m (6'10) (including stairwell)(plus a 4" 10 by 3" 5 recess)

Having wall mounted thermostat, radiator, exposed wooden floorboards, door to an under stair cupboard and with doors to bedrooms one and two, the bathroom, kitchen and;



The Sitting Room

4.09m (13'5) x 3.99m (13'1)

With double glazed windows to two aspects, two radiators, marble effect tiled fire surround and hearth with open fireplace and tiled mantle. Television point and having a sliding door to the;



Dining Room

3.05m (10') x 2.97m (9'9)

With a double glazed window overlooking the rear garden, radiator and with a panel to the;



Te Aroha, Moreton-on-Lugg, Hereford, HR4 8DE

Kitchen

3.89m (12'9") x 2.92m (9'7")

With double glazed window to the rear and double glazed door to the rear double glazed walkway porch. Fitted base cupboards and drawer units with roll edge working surface over, tiled surround and matching eye level cabinets. One and a half bowl sink with drainer and mix tap. Recess with plumbing for dishwasher. Recess with plumbing for washing machine. Recess for fridge and recess for cooker with splashback. Radiator and ceramic floor tiles.



Rear Covered Walkway and Passageway

7.52m (24'8") x 1.09m (3'7")

With triplex roof over and double glazed elevations overlooking the rear garden, ceramic floor tiles running to a PASSAGE which runs to the front 13' 5" by 3' 5" with double glazed door and having doors to a freezer store 12' 2" by 3' with electric light and power points. There is a door to a;

Cloakroom

.86m (2'10") x 1.6m (5'3")

With shower boarded walls and low level WC.

Bedroom 1

3.66m (12') x 2.92m (9'7")

With a double glazed window to the front with vertical blind. Radiator and exposed floor boards.

Bedroom 2

2.95m (9'8") x 2.77m (9'1") (plus door recess)

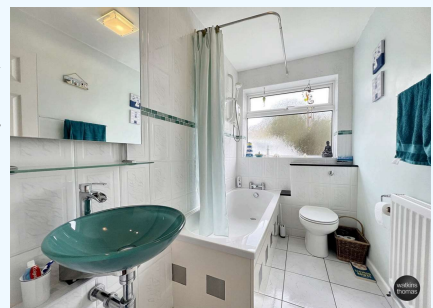
With a double glazed window overlooking the rear garden. Radiator and exposed wooden floorboards.



Bathroom

2.57m (8'5") x 1.47m (4'10")

With white suite comprising bath with mixer tap, low level WC and contemporary style glass bowl wash basin with mixer tap. Extensively tiled walls, positioned over bath is an electric shower unit, double glazed window and tiled floor together with radiator.



Te Aroha, Moreton-on-Lugg, Hereford, HR4 8DE

ON THE FIRST FLOOR:

Landing

With a dormer window to the rear and door to an eaves storage cupboard.

Bedroom 3/Master Bedroom

4.45m (14'7") x 3.96m (13') (part with reduced head room)

Having a built in wardrobe cupboard and further double and single wardrobe cupboards; some with mirror fronted doors. Radiator. Door to;

Ensuite Shower Room

3.28m (10'9") x .84m (2'9")

With suite comprising shower cubicle with an electric shower unit, vanity wash basin and low level WC. Double glazed window, ceramic floor tiles and radiator.



Bedroom 4

4.22m (13'10") x 3.99m (13'1")

With a double glazed dormer window to the front and double glazed door to the balcony over the garage block. Radiator. Eaves storage cupboard.



Te Aroha, Moreton-on-Lugg, Hereford, HR4 8DE

OUTSIDE:

The property is accessed over a tarmacadam driveway which leads to a GARAGE (18" by 10") with up and over door to front, electric light power points and double glazed personnel door to rear.

At the front of the residence is a slate bed with a gateway opening to the rear and to the right of the residence there is a paved pathway with a gate which again provides access to the rear garden area. The rear garden is triangular in shape and is bounded in the main by close board panels between concrete posts. The rear garden is made up of lawns, a sun terrace, shaped slate beds and there is a pergola and a further sun shelter. To the rear of the garden there is an apple tree, shaped planted beds and borders and mature specimen trees. The property also has a greenhouse and timber garden store.



COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

Te Aroha, Moreton-on-Lugg, Hereford, HR4 8DE

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From Central Hereford proceed north towards the A49 and on the outskirts of the City, take the A49 towards Leominster for about 2.5 miles. On reaching Moreton-on-Lugg, turn right and after approximately 0.2 miles opposite the bus shelter which is set in front of the Church, take the lane on the left with the name Pentaloe on it. Enter this lane and at its end Te Aroha will be identified.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

16 September 2025

ID41489

Te Aroha, Moreton-on-Lugg, Hereford, HR4 8DE

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

