



The Old Forge
How Caple | Hereford | Herefordshire | HR1 4TE

STEP INSIDE

The Old Forge

Having historically served as the village store and post office, this beautifully renovated detached four-bedroom home features endless character appeal, with modern plenty of comforts.

Thoughtfully designed to retain its period charm, The Old Forge offers bright, well-finished living spaces and generous bedrooms. The property enjoys a good sized rear garden, with areas of sweeping lawn, a patio, separate studio-office and parking.

Set amid rolling Herefordshire countryside, the picturesque village of How Caple offers timeless charm. Dotted with beautiful stone cottages, sweeping orchards, and the historic St Andrew's Church, the village provides an idyllic setting for peaceful country living. With the River Wye close by, residents enjoy easy access to scenic walks, outdoor pursuits, and stunning natural vistas. How Caple is conveniently situated between Ross-on-Wye and Hereford, offering excellent local amenities, schools, and transport links. It is an exceptional location for those seeking a relaxed rural lifestyle.

The ever-popular village of Fownhope is just a short drive away, being one of the best served villages in the area, with a shop, post office, butchers, hairdressers, doctors surgery, 12th Century Church, Primary School, 2 pubs, Village Hall and recreation ground, as well as a health club and spa.

Step Inside

The main house features sections of painted brick beneath a slate roof, complemented by a charming one and two-storey stone wing capped with traditional tiles. Rich in character, the property has been thoughtfully transformed by the current owners, who have carried out an extensive programme of improvements.

To the ground floor, an entrance hallway with attractive tiled flooring gives access to the first floor via a modern staircase with glass balustrade.

Turning left from the hallway, you enter what is perhaps the most impressive room of the house; a superb open plan kitchen-dining room, which has been added to with a stunning oak framed orangery which opens directly onto the sun terrace outside and allows light to flood the room with its atrium style skylight.

The kitchen itself is bespoke and extremely tasteful, with a contemporary aesthetic that enhances the rustic charm of the property. There are a range of floor and wall mounted units, two built in, eye-level Samsung smart combi-ovens, large central island unit with two Zanussi induction hobs and bespoke extraction canopy over, and a sink with drainer.

Leading off from the hallway towards the other end of the house is a useful multi-purpose room, currently used as a home study, also ideal as a children's playroom being directly off the main reception room.

A small set of steps leads up to a beautifully cosy living room with whitewashed stone walls, vaulted ceiling with exposed beams and cast metal frame rooflights and a woodburning stove elevated from the floor level. There is underfloor heating and a pair of glazed double doors leading out to the rear garden.

Just off the living room is the principal bedroom suite, which boasts exposed stonework and beams to the vaulted ceiling, glazed doors leading outside, fitted wardrobes to one wall and a beautifully appointed en-suite with walk in shower with Calcutta marble tiles, a vanity unit with hand basin and w.c.

To the first floor, a landing area leads to three good sized double bedrooms and a family bathroom.

The largest of the first floor bedrooms enjoys a vaulted ceiling with exposed beam, built in wardrobe and a sliding door leading into a very tastefully finished en-suite, complete with walk in shower, vanity unit with hand basin and w.c.

The additional two bedrooms are both doubles, enjoying wonderful countryside views, and are served by a luxurious family bathroom with tiled flooring, windows are cast metal rooflights from The Rooflight Company in the Cotswolds, roll top bath, vanity unit with hand basin and w.c.

A c. £300k renovation took place over five years, including complete re-wiring, new boiler, wet UFH to the whole ground floor, roofing and insulation, new windows, doors, solar PV, hard and soft landscaping carried out by the current owners can be obtained from the agents, but some of the most important elements include rewiring, underfloor heating and solar panels.





SELLER INSIGHT



We were delighted to find Old Forge Cottage as we had been searching for a house in the area, of which we were particularly fond, and which also had room for the expansion we required. We bought the house in 2019 and moved in a year later after the completion of a stunning renovation.”

“We altered every inch of the house to recreate it as a spacious, warm and modern home.

We have hosted parties for sixty and, with all the doors thrown open, guests can wander freely between house and garden. The Old Forge is a home that embraces guests.”

“The garden has given us great pleasure. it is particularly lovely on a still summer evening you can turn on the soft garden lighting and create a magical atmosphere, to enjoy hosting alfresco meals; or simply unwind with a glass of wine.”

“The Old Forge enjoys an excellent location as the sociable Fownhope village is in an area of outstanding natural beauty, on the banks of the Rivere Wye. Locally there is an excellent gastro pub at Fownhope and the restaurant at Westons Cider; and the village is ten miles from Ross on Wye. We shall miss The Old Forge and the Herefordshire landscape but take away many happy memories.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

The Old Forge

The property enjoys a generous enclosed plot, with gardens to the rear that have been recently re-landscaped by the owners, and comprise a large lawned area dotted with small trees, which is well framed with fencing and hedging for privacy.

There is a lovely evening sun terrace off the kitchen-dining room and further patio area off the living room, offering a selection of areas to sit and entertain, and there is a useful storage space tucked away behind the beautiful oak framed kitchen extension with space for bins and garden equipment.

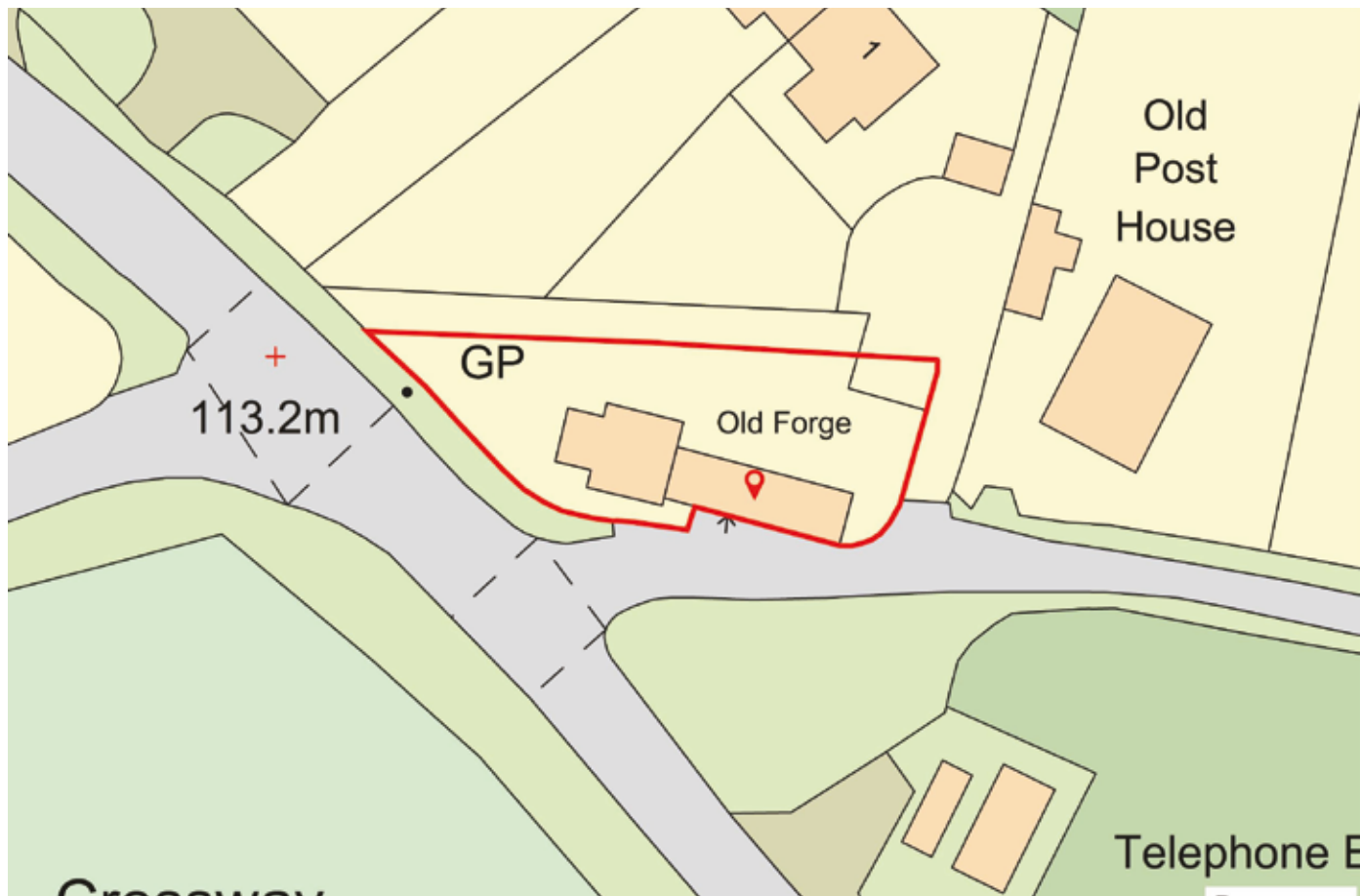
To the lower end of the garden is a separate home studio-office, ideal for home working, or as a hobbies space for music, art or crafting.

There are 4 parking to the gravelled driveway at the top end of the plot, with space for an additional car to the front of the property.

DIRECTIONS W3W
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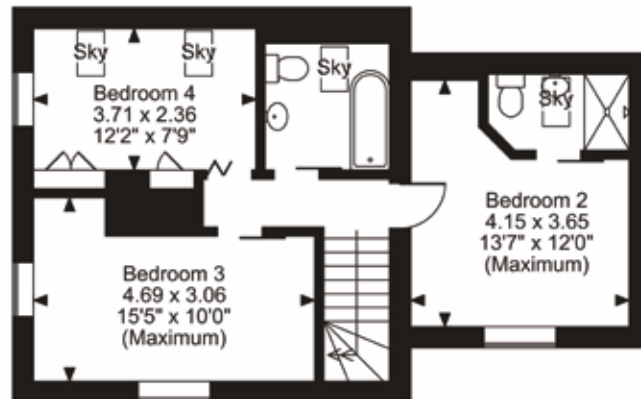




The Old Forge, How Caple, Hereford
Approximate Gross Internal Area
1736 Sq Ft/161 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: H
Tenure: Freehold



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