



MOCCAS, HEREFORD

Offers over **£535,000**



LAWN GATE

Moccas, Hereford, Herefordshire HR2 9LF



Embrace rural living at Lawn Gate
A charming home full of character
Perfect for family life and outdoor enjoyment

Lawn Gate is a charming pretty detached and now extended rural cottage with a history as a former estate lodge, nestled within the rural countryside betwixt the villages of Moccas and Bredwardine set in a stand-alone position adjacent the privately owned Moccas Deer Park National Nature Reserve with its ancient oaks. This period property historically thought of late 18C, now extended combines traditional aesthetics with modern comforts, making it a perfect peaceful home. Upon arrival, the chocolate box period exterior features alongside the striking red front door introduces a welcoming atmosphere. The landscaped gardens that surround the home are ideal for outdoor enjoyment, with mature trees and well-maintained lawns providing a private and peaceful retreat with birdsong abundant, open parkland views and deer for company. Inside, the house features a delightful blend of period rustic charm and modern living features. With two reception rooms, including a comfortable living room and a spacious separate dining room with Rayburn range cooker, this home is designed for country living. Throughout, you will find exposed beams and wooden flooring features, enhancing the warm ambiance. Conveniently located, the property is in a unique position and benefits from the natural beauty of the rural Herefordshire countryside while offering easy access to local amenities and supermarkets, Doctors surgeries etc.



Offers over
£535,000



KEY FEATURES

- Spacious Detached Period Cottage
- Tranquil Location, Adjacent National Nature Reserve
- Open countryside and parkland views
- Beautiful landscaped gardens with patio areas
- Traditional features throughout the home
- Grounds of approx 0.35 acres. Off road parking



STEP INSIDE



Stepping inside Lawn Gate, you are greeted by a warm and inviting entrance that sets the tone for the rest of the home.

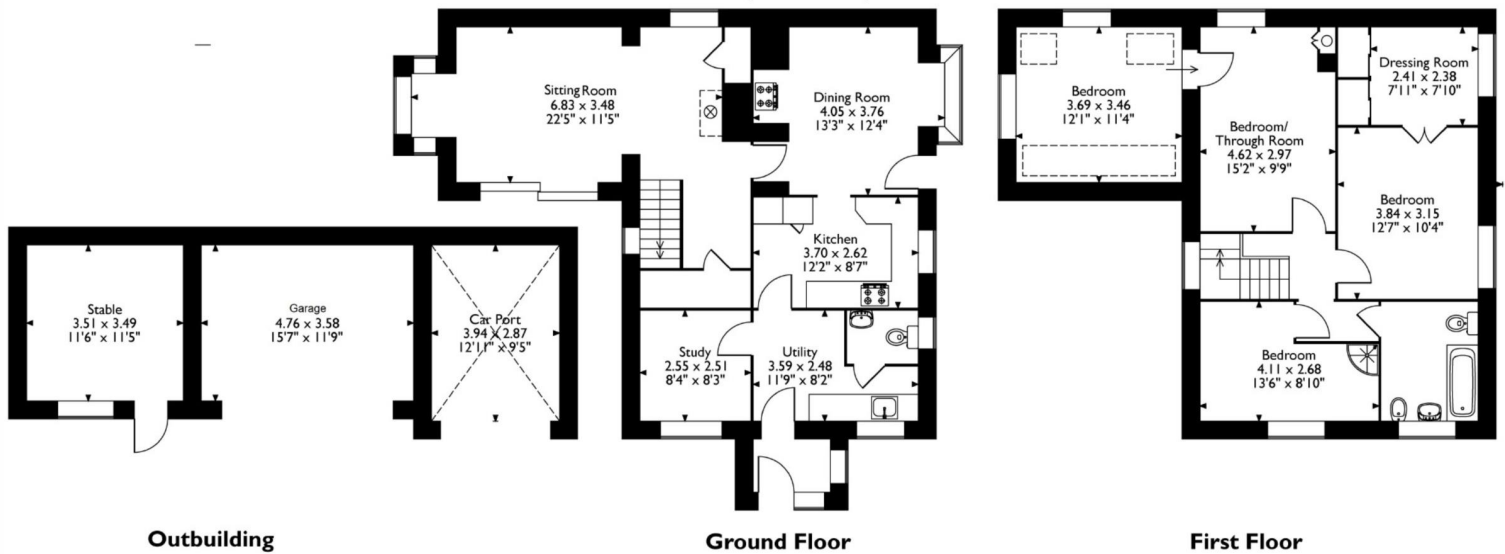
The ground floor features two well-defined reception rooms, perfect for family gatherings and entertaining guests.

The living room, styled with exposed beams and large windows, floods the space with natural light and creates a cosy atmosphere, giving views over open parkland making it an ideal place to unwind.

Adjacent to this is a dining room, with period features and original bay window and having easy access from the kitchen.

The kitchen boasts ample worktop and cupboard space and is designed to accommodate integrated appliances, ensuring efficiency while cooking and further complimented by a separate utility area off the kitchen with worktop and cupboard space and provision for washing machine.

Lawn Gate, Moccas, Hereford, Herefordshire
 Approximate Gross Internal Area
 Main House = 143 Sq M/1540 Sq Ft
 Outbuilding = 30 Sq M/323 Sq Ft
 Total = 173 Sq M/1863 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Moving upstairs, you will find four generously sized bedrooms, each with unique character and charm.

The rooms are bright and airy, thanks to thoughtful window placements that allow for a flow of fresh air and sunlight. The property benefits from a well-appointed family bathroom together with a separate shower within one of the bedrooms, ensuring convenience for all family members.

Overall, the interior of Lawn Gate has been thoughtfully designed to balance rustic aesthetic charm with modern functionality, making it an ideal sanctuary for those seeking comfort and tranquility.

STEP OUTSIDE



Outside, the property boasts a delightful garden that serves as an extension of the living space, offering a perfect spot for relaxation and recreation. The garden is mainly laid to lawn, providing space to enjoy the open views. Well-maintained flower beds dot the borders, adding splashes of colour throughout the seasons. Additionally, patio areas create space to sit and relax enjoying the views. A unique feature of the garden is the traditional well, which enhances the rustic charm of the property. Suitable for gardening enthusiasts and nature lovers alike, this outside area encapsulates the serene lifestyle that Lawn Gate offers, allowing you to connect with the beautiful surroundings. There is also a hardwood framed verandah to the rear, and near the stable a green house and log stores.

AGENT'S NOTE:

We are advised that the outer drive access off the main road is unregistered land but there is an indemnity in place and an application has been submitted to land registry for registration.

The septic tank is located on the property and the outflow discharge is pumped to a soak away in Moccas Park for which there is a legal grant.

The property has a mains water supply.

INFORMATION

Postcode: HR2 9LF

Tenure: Freehold

Tax Band: E

Heating: Gas LPG

Drainage: Private

EPC: F





DIRECTIONS

What3words: farmed.upper.jammy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01989 768484
 herefordshire@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.