



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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Set amidst the beautiful rolling countryside of North East Herefordshire with views to the Malvern Hills. Just over 2 miles Bromyard, 15 Stourport, 17 Hereford, 15 Worcester.

A SMALLHOLDING OF JUST OVER 3 ACRES with Period Four-Bedroom House including a Character Former Forge Room now a Sitting Room, Parking, Large Attractive Mature Gardens, Three Paddocks and a Stock Building.

**THE OLD FORGE
SANDY CROSS
NORTON, BROMYARD
HR7 4PL**



Comprising

Two Front Porches, 15' Dining Kitchen, 22' Sitting Room, Dining Room, Side Hall, Cloakroom/Store, Four Bedrooms, Bathroom and Cloakroom on Two Floors – Permission for a Conversion above Forge Room has been Granted. EPC – E

Offers in the region of £570,000

NEW PRICE

The Old Forge, Sandy Cross, NORTON, BROMYARD HR7 4PL

THE OLD FORGE is a smallholding just over **3 ACRES** set amidst beautiful North East Herefordshire rolling countryside with views to the Malvern Hills. It is just over 2 miles from Bromyard on the Stourport road and having a gate from the Edvin Loach by-roads to the fields. N. B. There is the possibility to construct a drive from the gate on the Edvin Loach by-road round to the house, subject to planning permission, see attached plan.

The period brick, stone with tiled roof house has been extended into the former forge building to give a large drawing room area in which the forge fire and brick chimney have been retained. The loft rooms over the forge have not been converted but planning permission has been granted for two bedrooms and this is protected.

The house has night storage heating, fitted kitchen units, exposed timbers, oak board insulated floor in drawing room and, to the principal rooms, wood frame windows with acoustic double glazing.

On the south facing roof, there are 16 solar panels with the electricity produced feeding into the house and any excess to the grid for which a payment is made. This house is the ideal subject for further improvement.

The large mature attractive garden areas are a particular feature having numerous shrubs and trees with lawn areas interspersed with borders and a pond.



To the front there are superb views over the beautiful countryside to the Malvern Hills and to the rear a silvan backdrop. Approximately one-third of an acre.

The land, which joins the gardens, is in three enclosures of pasture together with a timber frame stock and fodder building and gate to Edvin Loach by-road.

IN ALL JUST OVER THREE ACRES

The accommodation, with approximate measurements, comprises:-

OAK FRAME PORCH to stable door and

DINING KITCHEN (15'0" x 12'8")



Range of base and wall units with ivory fronts and soft closers of cupboards, drawers and corner full-height pantry cupboard, space for fridge, integral eye level double oven, maple work surfaces, inset stainless steel single drainer sink and mixer tap, inset four-ring hob.



Board style laminate floor, Dimplex night storage heater, exposed wall timbers, beam, window to front and window to side with deep sill. Door to

THE CHARACTER FORMER FORGE BUILDING NOW A SITTING ROOM (22'9" x 14'9" plus access)



This feature through room has an exposed oak board insulated floor,



former forge with fireplace, copper cowl over and exposed brick chimney.



Two night storage heaters, two loft hatches, inset shelves, windows to front and side with wide yew board sills, step to stone floor by forge leading to the French doors and



a pleasant sitting area with the lovely gardens above and beyond.

To the front there is a stable door to an oak frame porch and front garden.

N. B. The loft areas above this room are ideal for conversion to extra bedrooms subject to necessary permissions.

A door from the kitchen leads to the

DINING ROOM (13'11" x 13'4" max. meas.)



Fitted carpet, night storage heater with shelf over, half-pine panelling to three walls, shelves, exposed ceiling timber, window with deep sill to rear garden and door to steps and

SIDE HALL Shelves, hat and coat hooks, part-glazed door to side path and doors to

UTILITY/CLOAKROOM (7'11" x 7'4") Stone work surface with Belfast sink with mixer tap, cupboards under, space for appliances, wall cupboards and shelf. Matching cupboard and WC with concealed cistern, tiled floor, window with tiled sill.

STOREROOM (9'4" x 7'11") Fitted cupboards for electrics, shelves, ceiling timbers, part of oak truss, window.

Carpeted stairs from the forge sitting room to L-shaped

LANDING Fitted carpet, possible access to forge lofts and doors to

BEDROOM 1 (14'2" X 10'1")



Fitted carpet, night storage heater, beam,



inset cupboards with two double doors, window with wide sill to the garden.

BEDROOM 2 (10'10" x 10'9")



Fitted carpet, night storage heater, beam, inset shelves, wall shelves, feature original fireplace surround with ornate grate, window to front with magnificent views over rolling countryside to Malvern Hills.

CLOAKROOM WC with concealed cistern, hand basin with hand-painted tiled splashback, medicine cabinet, wall shelves and two cupboards.

From the landing, carpeted stairs with side window to second floor.

LANDING



Exposed ceiling timber, fitted book shelves, cupboard and double doors to

AIRING CUPBOARD with hot water cylinder, immersion heater and shelving.

BEDROOM 3 (11'11" x 11'6")



Carpet, night storage heater, fireplace, shelf, double and single doors to built-in wardrobes, beam, window to front with panoramic views over open countryside to Malvern Hills.

BEDROOM 4 (11'6" x 8'7" av.)



Fitted carpet, night storage heater, double doors to cupboard, beam, low door to hanging space, double doors to shelves, window to rear garden with wide sill.

BATHROOM



Suite of panelled bath with tiling, mirror, folding screen and Triton shower over, hand basin and WC with concealed cistern. Heated towel rail/radiator, exposed timbers and Velux window.

OUTSIDE

The property is approached off the Stourport road to the stoned and grass **PARKING AREA**. A wicket gate leads to the front garden and the two porches to the front of the house.

THE GARDENS



These are to the front, side and rear of the house and have lovely views over open rolling countryside to the Malvern Hills.



They are of good-size and attractively laid with numerous ornamental and flowering shrubs and trees. They slope up to a summerhouse and bounded on one side by the fields which are part of the property. The front garden is partly bounded by an old feature natural stone wall, small stone barn and has a lawn with borders fronted by a trimmed hedge.

To the side of the house there is a path leading to the side door and an integral garden storeroom.



Steps through an arch lead to the upper garden area with its lawns interspersed by borders, trees and a pond area all with a silvan backdrop for privacy.

The trees in the garden include cherry, hazel, yew, box, fruiting crab, Bramley Russett and damson. Aluminium frame greenhouse.

THE LAND – APPROX. 2.75 ACRES



This is to the north and west side of the gardens and has a gate to the Edvin Loach by-road – see attached plan.



There are three enclosures of pasture land and a former vegetable area all level to gently sloping and having superb views of beautiful rolling countryside. To the east boundary there is an old natural stone wall formerly part of the Saltmarsh Estate.



In the east enclosure there is a depression, a former sand quarry, which may be suitable for a pond area.



In the corner of the three enclosures.



There is a timber frame enclosed **STOCK AND FODDER BARN**. This is ideal for sheep but could be converted to stables.

In front of the building there is an enclosed holding area. Also on the land there is a hen house and workshop.

PLANNING PERMISSION

Planning was granted to convert the loft above the Forge Room/Sitting Room into two extra bedrooms with access from the landing. Sufficient works were carried out within the timescale and therefore planning is now protected. A copy of a letter from Herefordshire Council to confirm this is available for inspection.

SERVICES

Mains electricity and water. Private drainage.

COUNCIL TAX BAND - E

DIRECTIONS

From Bromyard take the B4203 Stourport road. Continue over the Bromyard Downs and then down a hill at the bottom, and just past the Edwin Loach turn, the property is on the left-hand side opposite the Whitbourne turn. Park on the stoned area.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Total area: approx. 167.9 sq. metres (1806.8 sq. feet)
The Old Forge, Edvin Loach, Bromyard

Ref. BB003431

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.