



THE COIGN

LUGWARDINE, HEREFORD HR1 4AB

£525,000
FREEHOLD

A spacious modern detached house conveniently located in a sought-after village, occupying approximately 2,000 square feet plus double garage with 4 double bedrooms (1 en-suite), double glazing, central heating and attractive gardens.



THE COIGN

- Impressive modern detached house
- Sought-after village location
- 4 Bedrooms, 1 En-suite
- About 2000 sq ft
- Double garage, excellent parking
- Enclosed south-facing garden



Property Details

This excellent detached house occupies a corner position in a highly sought-after village about 3 miles east of the Cathedral city of Hereford. In the village there is a public house, a church, a secondary school (RC) and some lovely local walks, particularly along the banks of the river Lugg. In neighbouring Bartestree there is also a shop/post office, a village hall and sports playing field, a nursery school, primary school and the property is within the catchment area for Bishop's secondary school.

Constructed in the early 1990s, the property provides very spacious accommodation with oil central heating and replacement double glazing. The Coign extends to approximately 2,000 square feet, and provides ideal family accommodation with ample parking, a double garage and an attractive south facing rear garden.

Entrance Hall

With under stairs storage cupboard, radiator, smoke alarm and staircase to the first floor.

Downstairs Cloakroom

With WC, wash hand basin, radiator and window.

Lounge

The lounge benefits from windows to both the front and side and patio doors to rear, there are 2 radiators and a raised inset open fireplace, wall light points and double doors into the

Dining Room

With radiator, a plate rack, bay window and patio doors out to a covered veranda.

Kitchen/Breakfast Room

Fitted with a range of beech style base and wall mounted units with work surfaces and splash backs. There is a 1 ½ bowl sink with mixer tap. There is a built in electric oven, built in combination microwave/grill, 4-ring hob (2 electric & 2 LPG), built in fridge, built in freezer, tiled floor, radiator, down lighters, 3 windows and door to the

Utility Room

With sink unit with cupboard under, work surfaces, tiled floor, plumbing for washing machine and dishwasher, smoke alarm, oil fired central heating boiler, window and door to the side of the garden.

First Floor Landing

With access hatch to the roof space, a radiator, built-in airing cupboard with hot water cylinder and a central heating programme unit.

Master Bedroom

With built-in wardrobes, radiator, 2 windows and door to the

Dressing Room

With mirrored wardrobe and door to the

Ensuite Shower Room

Fitted with a double width tiled shower cubicle with mains fitment and glass screen, wash hand basin, WC, radiator, shaver and lighting point and window.

Bedroom 2

With 2 built-in wardrobes, a wash hand basin with cupboards under and over and window to rear.

Bedroom 3

With built-in wardrobe, pedestal wash hand basin, radiator, 2 windows.

Bedroom 4

With a built-in wardrobe, radiator and window.

Bathroom

Fitted with a suite comprising bath with mixer tap, wash hand basin, WC, separate tiled shower cubicle with mains fitment, radiator, shaver and light points and window.

Outside

Approached through a shared splayed entrance drive that leads to a gravelled parking and turning area. There is a raised flower bed with stone retaining wall and an adjoining

Double Garage

With up and over doors, light and power, window to rear and door into the entrance hall.

To the eastern side of the property there is a lawned garden, vegetable plot, greenhouse and a range of ornamental shrubs and stone wall which continues along the boundary with a useful side access pedestrian gate. To the rear is a good sized south facing garden which is enclosed for privacy and is mainly lawned with a large paved patio, ornamental shrubs and hedging, a brick built barbecue, outside light and taps.

On the far side of the house is a large gravelled parking area suitable for caravan or campervan storage.

Directions

What3Words///simulates.pixies.survive

From Hereford proceed towards Ledbury on the A438, continue over the river bridge in to Lugwardine and then turn left in to Cotts Lane taking the first entrance into the Coign (before the Crown & Anchor).

Property Services

Mains water, electricity and drainage are connected. Oil-fired central heating.

Outgoings

Council tax band 'F' - £3,560 for 2025/2026

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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Total area: approx. 204.7 sq. metres (2203.5 sq. feet)
The Coign, Lugwardine, Hereford

EPC Rating: D Council Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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