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Forge House, Swainshill, Hereford, HR4 7PU

'Set about ½ a mile west of the city outskirts an historic detached four bedroom dwelling with later extensions. Double garage block, gardens and grounds which extend to about half an acre'

£320,000 (Freehold)

Forge House, Swainshill, Hereford, HR4 7PU

LOCATION

Forge House is located about half a mile from the outskirts of Hereford and fronts the A438 Hereford to Brecon Road. Facilities are available in the Kings Acre district, as are schools and Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Forge House is an historic detached residence which has the benefit of later extensions. The origins of the house can be traced back to the 1700's. The property has two large reception rooms, a kitchen/breakfast room, on the lower ground floor there is a cellar area and on the first floor there are four bedrooms and a bathroom. The property is partly double glazed and attributes include the fact that it has parking and a modern detached double garage block with a 'sling' of gardens which feature a vast array of trees running, away from the residence in a north westerly direction, and which extend to about half an acre.

ON THE GROUND FLOOR:

Enclosed Entrance Porch

1.68m (5'6) x 1.04m (3'5)

Approached through a double glazed door and with a double glazed door to:

The Living Room

6.71m (22'0) x 3.66m (12')

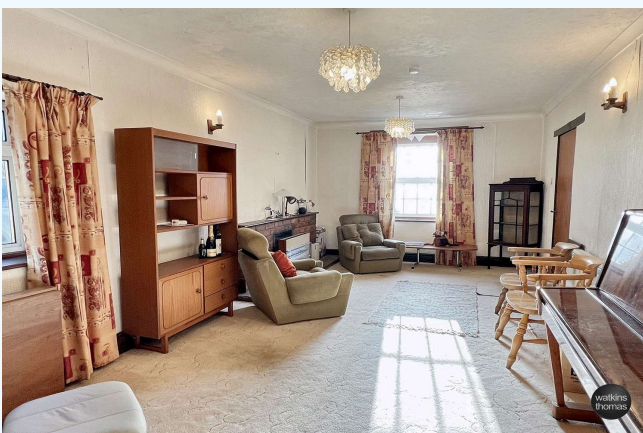
With an opening with beam over, double glazed window to the front, secondary glazed window to the side, night storage heaters, brick chimney breast, wood burning stove, stairs to lower ground floor, stairs to the first floor, glazed door to the kitchen/dining room and door to:



The Sitting Room

6.71m (22'0) x 3.3m (10'10)

With double glazed windows to the front and side, coved ceiling, wall light points and brick fire surround with hearth. Second door to:



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The Kitchen/Dining Room

7.06m (23'2) x 2.97m (9'9)

With a double glazed window to the side, window to conservatory, sliding double glazed patio door to the conservatory and with an area of exposed brickwork, night storage heater, deep recessed storage cupboard and fitted base units with roll edged working surface over together with eye level cabinets and exposed ceiling timbers. Double bowl sink unit with drainer, plumbing for washing machine and having a door to:



Leant-To Conservatory Structure

6.5m (21'4) x 2.69m (8'10)

The conservatory structure is in need of a schedule of repair works. Sliding door to:



Separate Wc

With low level wc and wash basin.

ON THE LOWER GROUND FLOOR:

Cellar Storage Space

6.5m (21'4) x 3.18m (10'5)

With a ceiling height of approximately 6'2 and with a double glazed window to the front, exposed ceiling timbers and extractor unit.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft space, louvre door to storage cupboard and with doors to:

Bedroom 1

3.66m (12'0) x 3.3m (10'10)

With a double glazed window to the front enjoying views across the road to orchards. Night storage heater and timber fire surround.

Bedroom 2

3.35m (11'0) x 3.3m (10'10)

With a double glazed window again enjoying the view at the front.



Bedroom 3

3.25m (10'8) x 2.69m (8'10)

With a double glazed window to the side.

Bathroom

2.29m (7'6) x 2.39m (7'10) (plus shower recess)

With coloured suite comprising bath with tiled and mirror surround. Pedestal wash basin, low level wc and shower cubicle with folding door. Double glazed window and airing cupboard with insulated hot water cylinder.



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Bedroom 4

6.86m (22'6) x 3.1m (10'2)

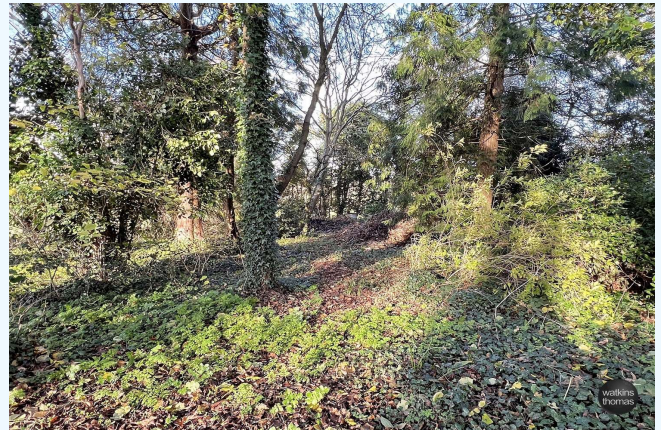
With windows overlooking the gardens at the rear. Night storage heater.



OUTSIDE:

A driveway leads to a stone parking space off which is located the DETACHED DOUBLE GARAGE BLOCK (18' x 16'5) with twin up and over doors to the front and having windows to the side and rear.

Immediately to the front of the property there is a lawn garden area with central pathway from the road running to the front door. There are established well stocked beds and borders. To the right of the drive there is a raised garden area with mature trees. A pair of side gates open to the rear gardens. Across the rear there is a patio/flag stone area. The gardens are of immense character and charm and although now somewhat overgrown have the basis of an exceptional outside area. Throughout the remainder of the garden there are pathways running through the established grounds which feature mature trees and shrubs. The whole site extends to about ½ an acre.



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COUNCIL TAX BAND F

Payable to Herefordshire Council

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 and water services are connected to the property. Drainage is to a private system. 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.

VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed west for the length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Follow Kings Acre Road to the outskirts of the city and on entering Swainshill the property will be found on the right hand side by agents for sale board.

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.

17th December 2024

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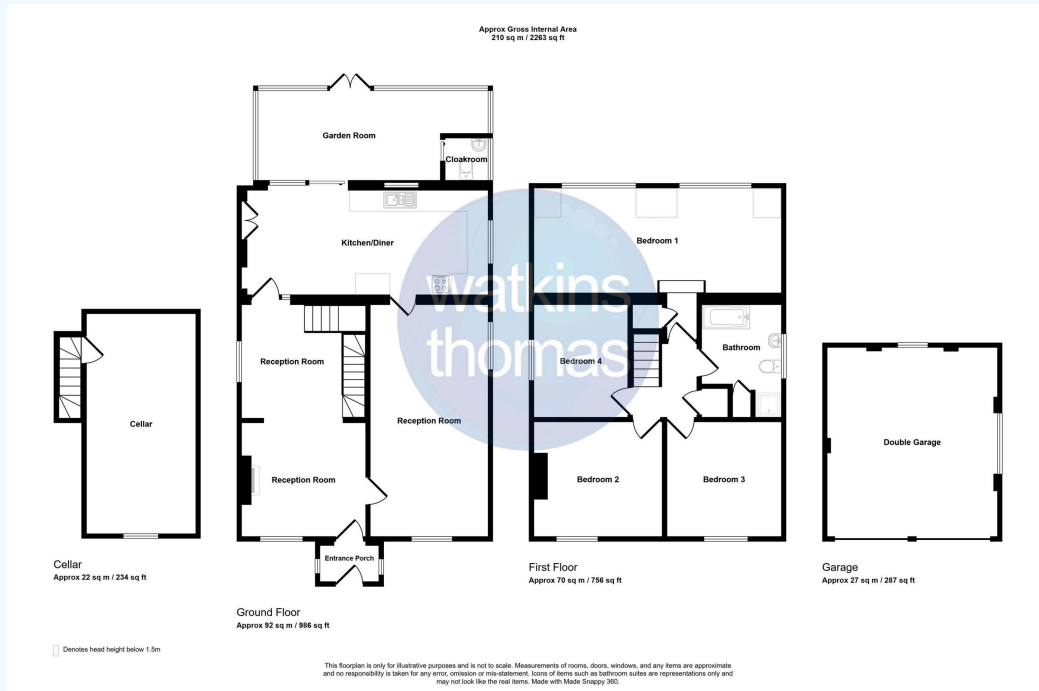
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ENERGY PERFORMANCE CERTIFICATE

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.



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