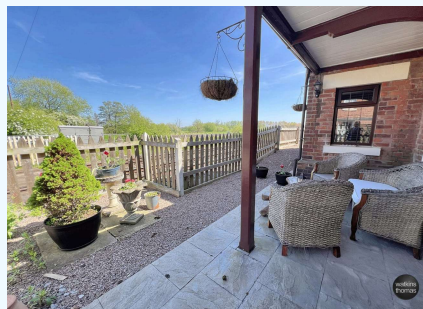




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The Station Masters House, Moreton-On-Lugg, Hereford, HR4 8DH

'A distinctive detached house which adjoins the railway line and located on the edge of a popular village about three miles north of Hereford'

£275,000 (Freehold)

Residential Sales and Lettings

The Station Masters House, Moreton-On-Lugg, Hereford, HR4 8DH

LOCATION

The Station Masters House adjoins a railway line and level crossing about three miles north of Hereford on the outskirts of the village of Moreton-On-Lugg. The village centre is a short distance away and offers a range of amenities including a village shop, church and community hall and lies in North Herefordshire countryside. The village is accessible to the City of Hereford which offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

This detached period residence is typical of its era which has been the subject of a schedule of upgrading works which have resulted in the provision of a most comfortable and individual home. The property is centrally heated and double glazed, it is presented in excellent order throughout and the accommodation includes a kitchen, hall area with bathroom and good sized living and dining rooms off together with three double bedrooms on the first floor. The property has an enclosed entertaining garden together with a generous car parking. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

3.48m (11'5) x 1.75m (5'9)

With timber pillar and formed into a seating area overlooking the railway line with fields beyond and having a door opening to:

The Dining Room

4.29m (14'1) x 4.17m (13'8)

A character room with an high ceiling, coving and having double glazed windows to three aspects, dado rail, radiators, exposed floor boards and character door to a REAR ENCLOSED PORCH. Ornate open fire with cast iron inset, tiled hearth and timber surround.



Inner Hall

L-shaped in plan and with a return stairway off and having coved ceiling, radiator, cloaks cupboard and door to under-stair cupboard. Doors then open to the bathroom, kitchen and:



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Living Room

4.24m (13'11") x 4.34m (14'3") (16' maximum)

With high ceiling, coving, double glazed windows to two aspects, radiators, exposed wooden floor boards and marbled fire surround with fitted wood burning stove.



Kitchen

4.22m (13'10") x 2.13m (7')

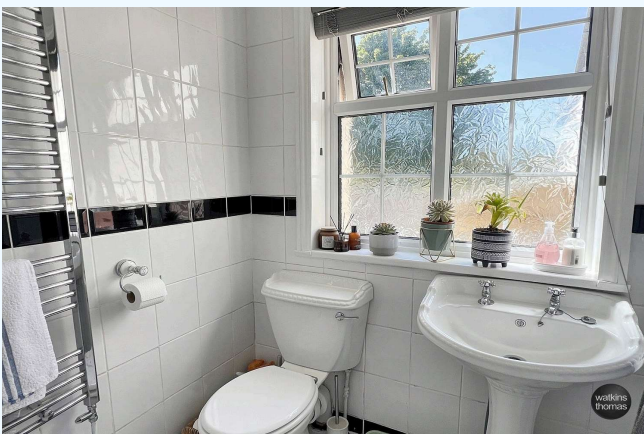
With double glazed windows to two aspects, pitched ceiling with sunken ceiling lights and fitted with base cupboard and drawer units with composite working surface over, tiled surrounds including mosaic effect tile backing to cooker splash back, fitted electric oven with five ring hob over, cooker hood above and extractor unit with light. Radiator, single drainer sink unit with mixer tap and concealed fridge and freezer units with adjacent cupboards. Recess with plumbing for washing machine and door to outside.



Bathroom

2.44m (8'0") x 1.57m (5'2")

With suite comprising jacuzzi bath with shower end and having a shower mixer tap and electric shower over, low level wc and pedestal wash basin. Double glazed window, tiled walls, tiled floor and ladder type radiator.



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ON THE FIRST FLOOR:

Landing

With a double glazed window and doors to:



Bedroom 1

4.47m (14'8) x 4.37m (14'4)

With a double glazed window overlooking the railway line with meadows beyond, radiator, two double wardrobe cupboards and single wardrobe cupboard and having a door to:



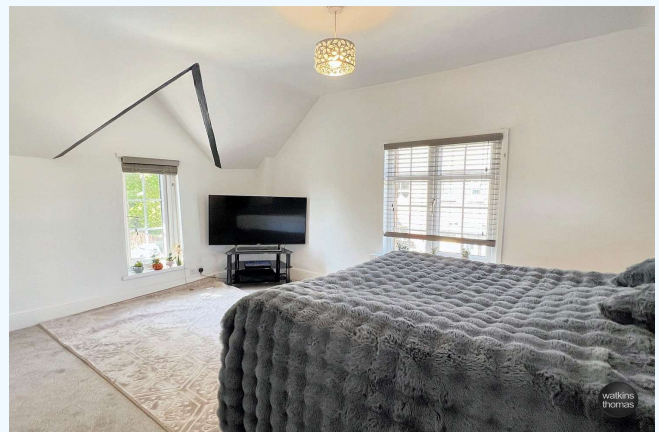
The En-Suite Shower Room

Included within the overall floor area of the bedroom, one with suite, comprising shower cubicle, shower boarded walls, twin headed shower unit which is thermostatically controlled, low level wc and pedestal wash basin. Sunken ceiling lights and ladder type radiator.

Bedroom 2

4.6m (15'1) x 4.09m (13'5)

With painted ceiling timbers, two dormers and with double glazed windows to three aspects, two radiators and with two double wardrobe wardrobe cupboards provided with hanging rails and storage shelving.



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Bedroom 3

2.69m (8'10) x 2.54m (8'4)

With a double glazed window, painted ceiling timbers, access hatch to loft storage space, radiator, part with dado rail and with a concertina double door to a wardrobe cupboard with hanging rail.



OUTSIDE:

At the front of the property there is a large block pavior parking and turning area adjacent to which there is a lawn area along with three trees. A gate in a fence opens to a paved patio/sun terrace which is a particular feature of the property. There is a wood store, doors open to a garden store (11' x 7'10) and there is a further store/workshop with potential for further development (21' x 10' widening to 16'). Housed within this area is the floor mounted oil central heating boiler which provides central heating and domestic hot water. At each side of the property there is access to the rear which comprises a patio and stone border running up to a picket fence which borders the railway line.



COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

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, water and drainage services are connected to the property. The property has the benefit of oil fired central heating. 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.

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VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed north on the A49 towards Leominster, after about three miles, and on approaching Moreton On Lugg turn right. Continue through the principal part of the village and at the level crossing the property will be identified on the right hand side by the 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.

6th May 2025
ID40631

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.

Energy rating and score

This property's energy rating is G. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	17 G	

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

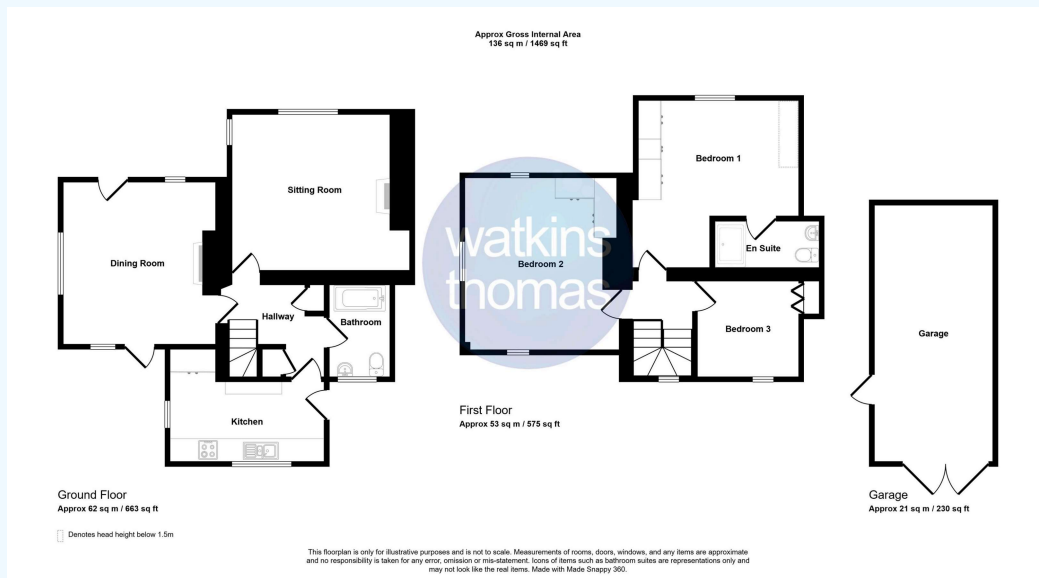
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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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