



# Lyston Smithy

## Wormelow, Hereford, Herefordshire, HR2 8EL

A beautiful rural property package and delightful smallholding,  
situated in stunning open countryside

- Attractive four bedroom character property •
- Self-contained holiday cottage accommodation •
- Traditional barn & range of agricultural/equestrian outbuildings •
- Excellent series of post & railed paddocks – in all 14 acres •



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Lyston Smithy is a very attractive rural property package with great character and appeal. The main property comprises a traditional two storey stone dwelling with spacious character accommodation throughout.

The Old Forge Cottage is situated adjacent to the main dwelling, with its own independent roadside access. The Old Forge is currently used as holiday let accommodation, and offers potential for useful additional accommodation.

A traditional stone barn with a wide range of potential uses, along with collection of agricultural & equestrian outbuildings, are all contained within a ring fenced compact block of pasture land. The land is divided into a number of easily accessible premium paddocks. In all this special landed property extends to approximately 14 acres.

Hereford – 8 miles

Ross-on-Wye – 9 miles

Monmouth – 10 miles

- Excellent location on the Herefordshire / Monmouthshire border
- Spacious four bedroom character accommodation
- Self-contained 'The Old Forge' cottage with independent access
- Traditional stone barn with potential (STP)
- Extensive collection of valuable outbuildings
- Well laid out level grazing paddocks
- In all 14 acres

## Location & Situation

Lyston Smithy enjoys an excellent location close to the Herefordshire/Monmouthshire border and situated in stunning open countryside. The property is easily accessible, being adjacent to the A466 between Hereford and Monmouth, and forms a private landed package.



## Accommodation

Lyston Smithy offers well laid out and spacious accommodation which briefly comprises;

**Entrance Porch** leading through 15 panel arched doorway into;

**Entrance Hall** (6.25m x 1.92m) with central staircase and access to all principal rooms including downstairs cloakroom and traditional timber floor;

**Dining Room** (3.63m x 3.82m) with traditional beams, alcove shelving and door through to;



**Conservatory** (4.00m x 4.43m) glazed to all three sides with French doors to court yard;

**Kitchen/Breakfast Room** (4.14m x 3.67m) including a pantry, range of wall and base units and electric AGA. This spacious kitchen is double aspect with central dining area;

**Utility Room** (3.56m x 3.82m) spacious room with useful worktop surface, sink and built in storage. Plumbing for washing machine. Access through to rear porch;

**Sitting Room** (6.21m x 4.31m) with woodburner and large patio door to the side aspect;

**Snug/Study** (3.23m x 4.17m) with tradition Cornish inside out style fireplace and timber panel book case, leading to;

**Sun Room** (2.27m x 4.63m) with doors to side and glazed windows to three sides.

Central staircase from entrance hall to first floor accommodation;

**Bedroom One** (4.18m x 5.48m) spacious double room with French door to veranda with view over rear paddocks, en-suite (3.79m x 2.34m) with shower, bath, WC and basin, tiled throughout;

**Bedroom Two** (3.60m x 4.01m) double room with traditional beams and window with side aspect; En-suite (1.68m x 3.81m) with shower, bath, WC and basin. Lino effect floor and velux windows;

**Bedroom Three** (3.81m x 4.04m) spacious double room with feature traditional beams exposed;

**Shower Room** (1.90m x 2.70m) off split level landing, shower, WC and basin. Adjacent airing cupboard;

**Bedroom Four** (4.24m x 3.31m) spacious double room with built in double wardrobe. En-suite with bath/overhead shower, WC and basin.

**The Old Forge** is a separate dwelling which is currently run as a holiday cottage and offers valuable additional accommodation. The Old Forge has its own independent access on the frontage to the A466. There is off road parking at the front of the Old Forge and a covered car port to the side.

## The Old Forge accommodation briefly comprises;

**Entrance Hall** (4.49m x 1.12m), off separate access and parking area;

**Kitchen/Open Plan Sitting Room** (5.84m x 4.79m) large open plan reception accommodation with original feature stonework and Old Forge fireplace;

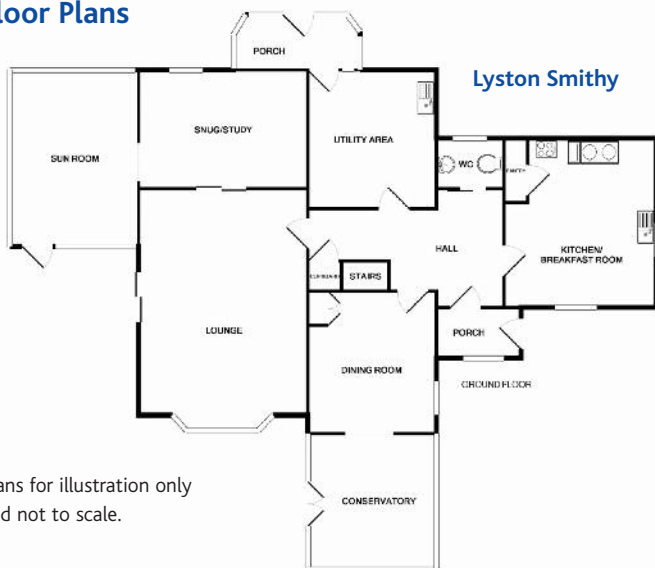
**Bedroom One** (3.03m x 3.69m) off entrance hall, double room with built in storage;

**Bathroom** (2.96m x 1.78m) with bath, WC and basin;

**Bedroom Two** (3.15m x 3.40m) double room with built in storage, en-suite with shower, WC and basin.



## Floor Plans



Plans for illustration only  
and not to scale.



## The Old Forge



## Traditional Barn

An attractive traditional stone building, with extended timber clad section, which is situated fronting onto the courtyard parking area at the entrance to the property. This offers great potential for many alternative uses (subject to obtaining the relevant planning consents).



## Outbuildings

There are a range of very useful outbuildings situated to the north of Lyston Smithy. This includes a valuable modern four bay livestock building with four internal stables. There is also a timber framed livestock building, workshop building and further timber building with additional stabling.



## The Land

The land forms a desirable and secure ring fenced block of mainly level pasture land extending west from the entrance. The land is well divided to a series of grazing paddocks, and tracks to allow independent access to each paddock, which are securely fenced with post and rail fencing. An access track runs around the perimeter of the main paddocks which is extremely useful for moving stock or horses between paddocks.

## Services

Lyston Smithy and The Old Forge are both connected to electricity and mains water. The heating of both properties is by oil fired central heating systems. Private drainage to septic tank.





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## Fixtures & Fittings

All internal fixtures and fittings within Lyston Smithy and The Old Forge are excluded in the sale but may be available by separate negotiation.

## Tenure

Freehold with Vacant Possession upon Completion.

## Local Authority

Herefordshire Council. Telephone: 01432 260360.  
Lyston Smithy is Band F for Council Tax Purposes.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to these particulars or not.



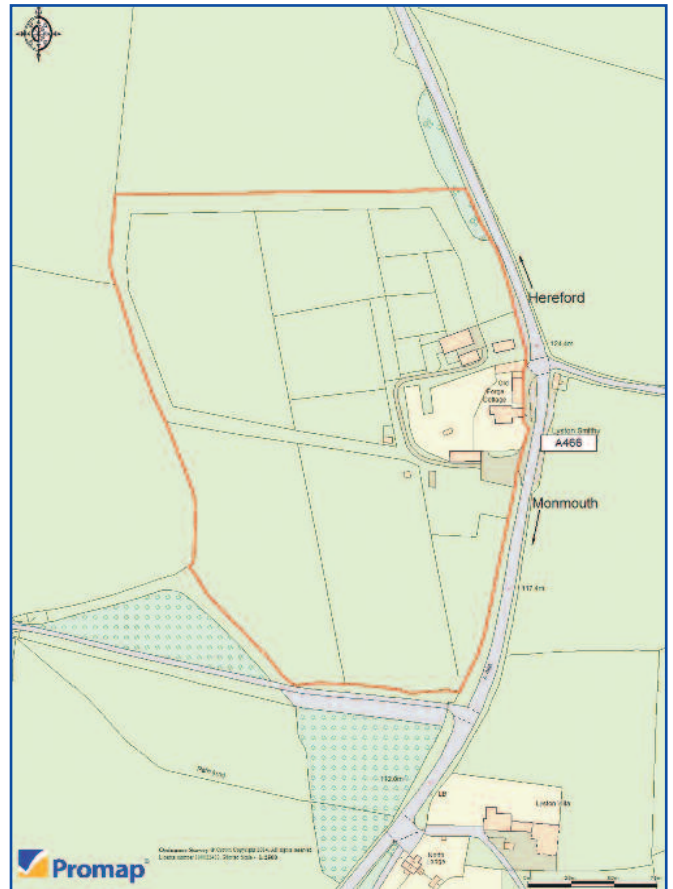
## Directions

From Monmouth proceed on the A466 to Hereford, passing through St. Weonards, after 3 miles Lyston Smithy is situated on the left, approximately 1 mile before reaching Wormelow village.

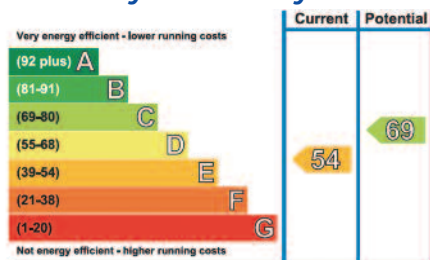
From Hereford proceed south on the A49 and take the A466 signposted Wormelow. Proceed through Wormelow for 1 mile and Lyston Smithy is situated on the right hand side.

## Viewings

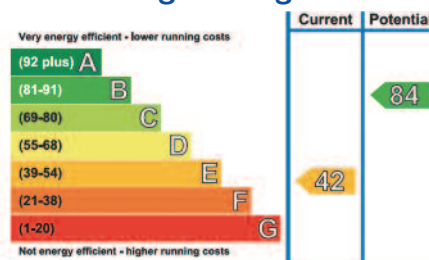
Viewings strictly by appointment with the Selling Agents - Powells.  
Telephone: 01600 714140.



## EPC for Lyston Smithy



## EPC for Forge Cottage



Singleton Court Business Park,  
Monmouth, NP25 5JA  
Telephone: 01600 714140  
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