



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## ASHFIELD

LUSTON, LEOMINSTER, HEREFORDSHIRE, HR6 0EA

OFFERS OVER

**£485,000**



**A CHARMING GRADE II LISTED VILLAGE HOUSE  
WITH AN ATTACHED BARN WITH CONVERSION POTENTIAL,  
SET IN ATTRACTIVE LEVEL GARDENS IN THE HEART OF A VERY POPULAR VILLAGE.**

- KITCHEN
- THREE RECEPTION ROOMS
- UTILITY ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- ATTACHED BARN WITH POTENTIAL
- WORKSHOP
- ESTABLISHED GARDENS
- AMPLE DRIVEWAY PARKING

### NICK CHAMPION LTD

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## APPROXIMATE DISTANCES (MILES)

Leominster - 3, Ludlow - 8, Tenbury Wells - 10, Hereford - 16, Ledbury -25, Worcester - 30, M50 J2 - 30, M5 J7 - 31, Shrewsbury - 38, Birmingham - 47.

## DIRECTIONS

From Leominster head north on the B4361 signed Richards Castle and after 2.5 miles the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board. what3words: ///punt.trout.plantings

## SITUATION & DESCRIPTION

Ashfield is situated within the Conservation Area in the heart of the picturesque village of Luston. The popular village has a thriving community and benefits from a well-regarded primary school and The Balance Inn has reopened after a major refurbishment serving good food and drinks and is a village hub. The market towns of Leominster, Ludlow and Tenbury Wells are all just a short drive away and offer many facilities, shops and services; and Hereford is also within easy reach. The property is within the Earl Mortimer College secondary school catchment area.

Ashfield is a Grade II Listed detached stone and timber framed house with brick and rendered infill and a slate tiled roof, possibly constructed as early as the 15<sup>th</sup> Century, and extended in the 17<sup>th</sup> Century, with some mid-19<sup>th</sup> Century alterations. The attractive property has been well maintained and forms a comfortable and quirky family home with a wealth of character features including beautiful exposed beams and inglenook fireplaces. The house is attached and connected to a barn of timber elevations under a box profile sheet roof, which has been utilised as studio and office space, and there is scope to create further accommodation subject to structural upgrades and the necessary permissions. The property benefits from a large south facing garden, ample driveway parking space, and a workshop. The property is offered for sale with no upward chain.

## ACCOMMODATION

A part glazed door opens into the enclosed porch with a flagstone floor, which in turn has a part glazed door through to the sitting room which has a stone inglenook fireplace with a bread oven (not in use) and woodburning stove, and understairs cupboards. The adjacent snug has a stone inglenook fireplace (not in use), and the dining room has a cast iron fireplace (decorative only). The kitchen has a tiled floor, a range of cream painted pine fitted units incorporating an inset stainless steel sink, an integral electric oven and bottle gas hob, space for a fridge/freezer and plumbing for a dishwasher. The utility room has a flagstone floor, white fitted units incorporating a stainless steel sink/drainage, plumbing for a washing machine and housing for the Worcester boiler. A door leads on through to the attached barn which has a lobby area with a tiled floor, a part glazed door to outside, and a cloakroom with a tiled floor, pedestal basin, wc and understairs storage. There is a further office/store with a door opening onto the garden. Stairs from the lobby rise up to a lofty first floor studio/office with laminate wood flooring, a Belfast sink and a door leading through to the main house.

From the sitting room stairs rise up to the first floor landing which has an airing cupboard with a tank and shelving, and a separate cupboard with shelving. There are three double bedrooms, one of which has an inglenook fireplace (not in use) with fitted shelving. A fourth bedroom has a built-in cupboard, and a door through to the barn first floor studio/office. The family bathroom has a bath with mixer shower taps, a pedestal basin, wc and heated towel rail.

## OUTSIDE

A stoned driveway with parking and turning space leads on to a detached timber workshop (19'9" x 16'6") with a fibreboard roof, power and light. The south facing garden is mostly laid to lawn with mature trees, shrubs and flowers, a well, two timber garden sheds, open fronted log storage and a timber lean-to store shed attached to the end of the barn.

## SERVICES

Mains water, drainage and electricity.  
Oil fired central heating. Solar pre-heated water.

## LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000  
Council Tax Band E

## HISTORIC ENGLAND

Ashfield - Grade II Listed - List Entry Number: 1349907  
<https://historicengland.org.uk/listing/the-list/list-entry/1349907>

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2718-1360-2194-2901>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Joint Sole Agents: –  
Nick Champion - Tel: 01584 810555  
E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)  
View all of our properties for sale and to let at:  
**[www.nickchampion.co.uk](http://www.nickchampion.co.uk)**  
Chancellors – Tel: 01568 701851  
16 Broad Street, Leominster, Herefordshire, HR6 8BS  
E-mail: [leominster.sales@chancellors.co.uk](mailto:leominster.sales@chancellors.co.uk)

Flood Risk (Checked on 15.07.25 on  
<https://check-long-term-flood-risk.service.gov.uk/postcode>)  
Rivers and the sea: Very Low  
Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 15.07.25)  
Vodafone: Good (outdoor only)  
EE and O2: Variable (outdoor only)  
Three: Poor to none  
Broadband Availability (Checked on Ofcom: 15.07.25)  
Standard: 3 Mbps (highest download) / 0.5 Mbps (highest upload)  
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)  
Ultrafast – 1000 Mbps (highest download) / 1000 Mbps (highest upload)

Photographs taken: 7<sup>th</sup> July 2025  
Particulars prepared: July 2025 and updated: 10/09/25



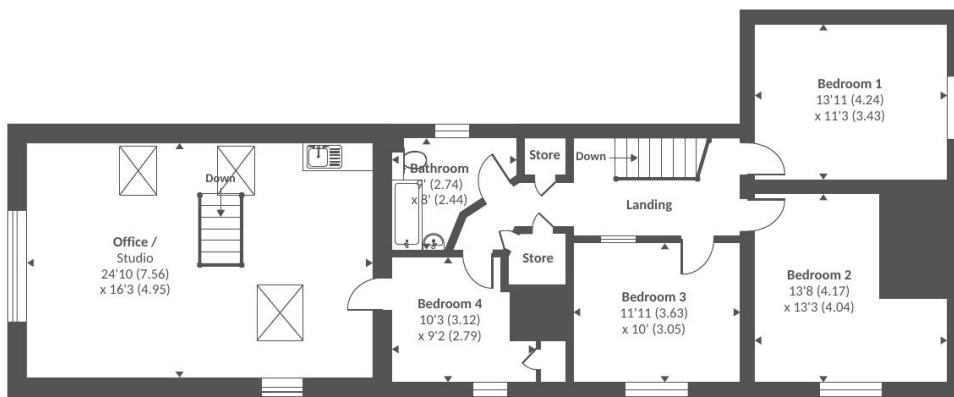




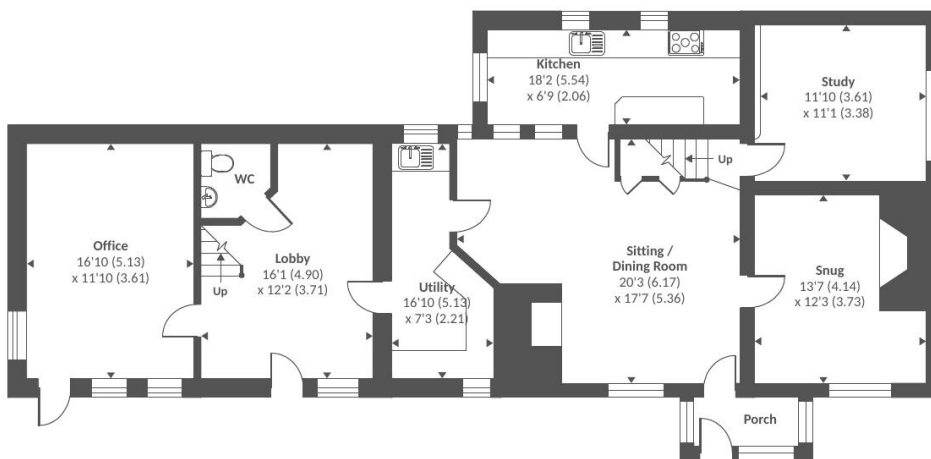




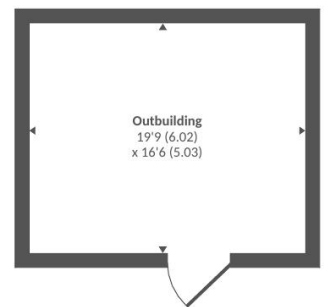
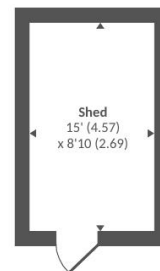
Approximate Area = 2640 sq ft / 245.2 sq m  
 Outbuilding / Shed = 462 sq ft / 42.9 sq m  
 Total = 3102 sq ft / 288.1 sq m  
 For identification only - Not to scale



First floor



Ground floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chancellors Estate Agents. REF: 1319134

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.