The Stables, New House Farm, Lucton, Herefordshire, HR6 9PQ

Offers in the region of £289,000
An immaculately presented Grade II Listed barn conversion with a wealth of character features including exposed beams, vaulted ceilings and solid oak finishing throughout. The property comprises of 3 double bedrooms, including a main suite, a spacious kitchen breakfast room and open plan living/dining room. With well maintained front garden and rear courtyard area, allocated parking, double glazing and oil heating. No chain.
Introduction

A well presented modern barn conversion, which is the perfect lock up and go or family home, having the security of being within a small development of barns in the popular village of Lucton. The property comprises of easy flowing accommodation beginning at the entrance hallway, with in keeping wooden kitchen / breakfast room, utility room, ground floor WC, open plan dining/ living room, main bedroom with en suite and dressing area, two further double bedrooms, family bathroom, rear courtyard garden and lawned garden at the front. The property benefits from double glazing and oil fired heating, with underfloor heating on the ground floor.

Property Description

The front door leads into the entrance hallway, where you get the feel for the sorts of character features that this lovely property offers: attractive exposed stone walls, oak beams, wooden floors and clean finishes. From here there is a ground floor cloakroom to the right, with WC and sink. Along the hallway is the open plan, light and spacious dining room / entertaining area, which flows straight into the living room, with windows to the front and rear, and a door to the front. The kitchen offers matching wooden wall and base units and worktop, an electric oven and hob, and space for appliances. There is traditional Belfast sink with cream wall tiles for a neutral effect and tiled flooring. Adjoining the kitchen breakfast room there is a utility room, with further space for appliances, worktop and storage.

Up the stairs and to the right is the stunning main bedroom suite, with vaulted ceilings, exposed stone walls and beams, dual aspect windows, dressing area, and ensuite with double sink vanity unit, shower and WC. Bedrooms 2 and 3 are double size rooms with exposed stone walls and beams, vaulted ceilings, and windows to the rear. The family bathroom is a spacious room with tiled floor, exposed beams and stone walls, a three piece white suite with a corner bath, and a storage cupboard.

Gardens

The property is on an exclusive development of high quality conversions in the popular village of Lucton. A driveway leads towards a gravelled courtyard, with two allocated parking spaces. The front garden is a well maintained lawned area, bordered with plants, flowers and trees, with a path way leading to the front door. To the rear of the property, there is a gravelled patio and seating area, ideal for catching the afternoon and evening sun.

Location

Lucton is a village best known for being the location of Lucton School, an independent, mixed gender day and boarding school. Conveniently positioned for both the medieval town of Ludlow and the market town of Leominster which both boast a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities.

Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Services

The properties services include; oil fired heating, with underfloor heating on the ground floor, double glazing, mains water and electricity, with a shared bio-digester drainage system. Council Tax Band E.

Directions

From Ludlow go over Ludford Bridge, turn right at Overton on the B4361, pass Moor Park school, through Bircher, pass Lucton school, take the next left by the War Memorial into Lucton village, where the property can be found on your right hand side.
Summary
- Grade II Listed
- Three double bedrooms
- Vaulted ceilings
- Parking. NO CHAIN
- Front and rear gardens
- Ideal holiday home

Call Ludlow 01584 874 450

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22 Broad Street  Knighton LD7 1BL
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5 High Street  Ludlow SY8 1BS
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Floor plans - not to scale

Ground Floor
Approx. 61.6 sq. metres (662.5 sq. feet)

First Floor
Approx. 71.5 sq. metres (776.9 sq. feet)

Living Room/Dining Room
6.20m (20'4") max
x 4.06m (13'4") max

Kitchen/Breakfast Room
4.20m (13'9") max
x 6.20m (20'4") max

Utility
1.50m x 3.42m
(5'1" x 11'3")

Entrance Hall

Bedroom 1
4.60m (15'1") max
x 6.00m (19'8") max

Bedroom 2
3.00m x 3.36m
(9'10" x 11'0")

Bedroom 3
3.60m x 3.30m
(11'10" x 10'11")

Bathroom
2.60m x 3.00m
(8'6" x 9'10")

En-suite

Total area: approx. 133.1 sq. metres (1432.7 sq. feet)