



## THE OLD CHURCH

Lucton, Leominster, Herefordshire HR6 9PH



**Brightwells**  
PROPERTY

Established 1846

# The Old Church

Lucton, Leominster, Herefordshire HR6 9PH

Guide Price £450,000

Offering a truly unique opportunity, a very attractive former stone church situated in the middle of Lucton village, having been beautifully converted into a private residence whilst retaining many ecclesiastical features.

## Situation and Description

The peaceful village of Lucton, which is a conservation area, is tucked away in north Herefordshire and has a thriving village community with the well regarded Lucton public school on the doorstep. The area is steeped in history and has some wonderful walks close by. There are village services at Yarpole, Shobdon, Kingsland and Aymestry with more facilities at the market towns of Leominster (6 miles) and Ludlow (6 miles) as well as the cathedral city of Hereford to the south (15 miles).

This fascinating building was originally founded by the Wigmores soon after the Norman Conquest and was repaired in 1675. In 1850 it was taken down, rebuilt and re-opened in 1852 and continued as a church. It was deconsecrated in September 1973. In 1980 a conversion was started to turn it into a private dwelling which was completed in 1985. It was then sold to the current owners who purchased the property in 1988 and have spared no expense in improving and maintaining this very cherished building and its many original features. These include leaded and stained glass windows, stone chancel arch, internal oak screening, vaulted timber ceilings, stone carvings and the addition of a wonderful handmade oak staircase and gallery above with carvings to match the church.

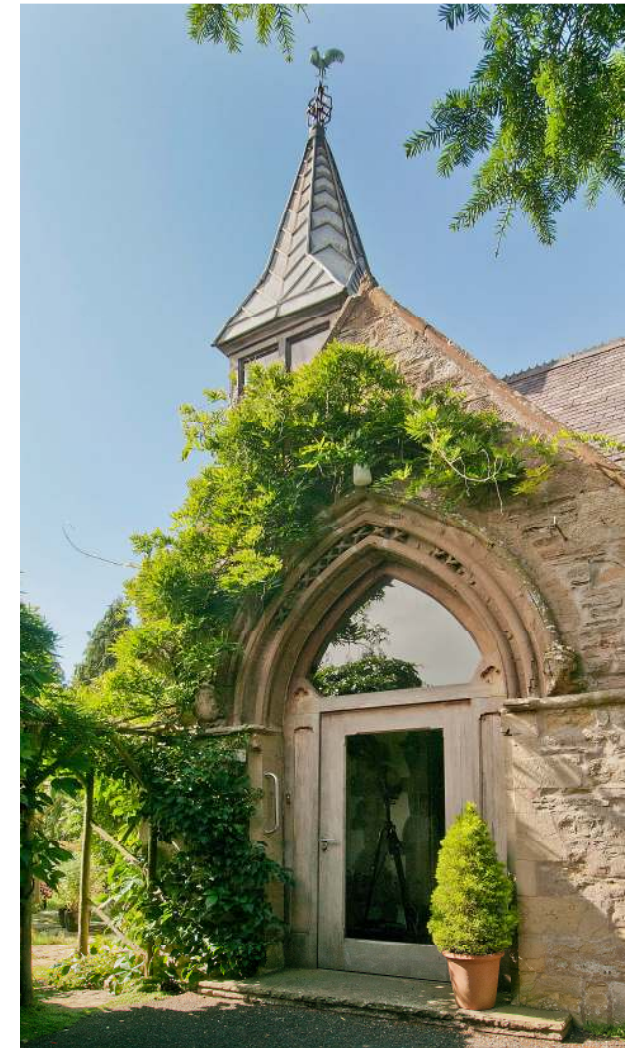
The accommodation itself is extremely flexible, offering four bedrooms on the first floor and the option for an additional bedroom downstairs, small but beautifully planned gardens. The owners have added an excellent detached garage which has also been designed to blend into the surroundings.

On arrival at The Old Church you are greeted by a lovely gated entrance and a drive that leads up to a generous parking area. A contemporary glazed oak door leads into the original porch with window seats and a very impressive arched solid oak door takes you into the reception hall. This in turn leads into the main living room which is a spectacular space with chancel arch at one end, leaded glass windows to either side, stone carvings and more practically an excellent Efel oil fed fire. Stepping up through the chancel arch you pass through a pillared oak screen of carved leaves and fruit and enter a well proportioned kitchen/breakfast room which is

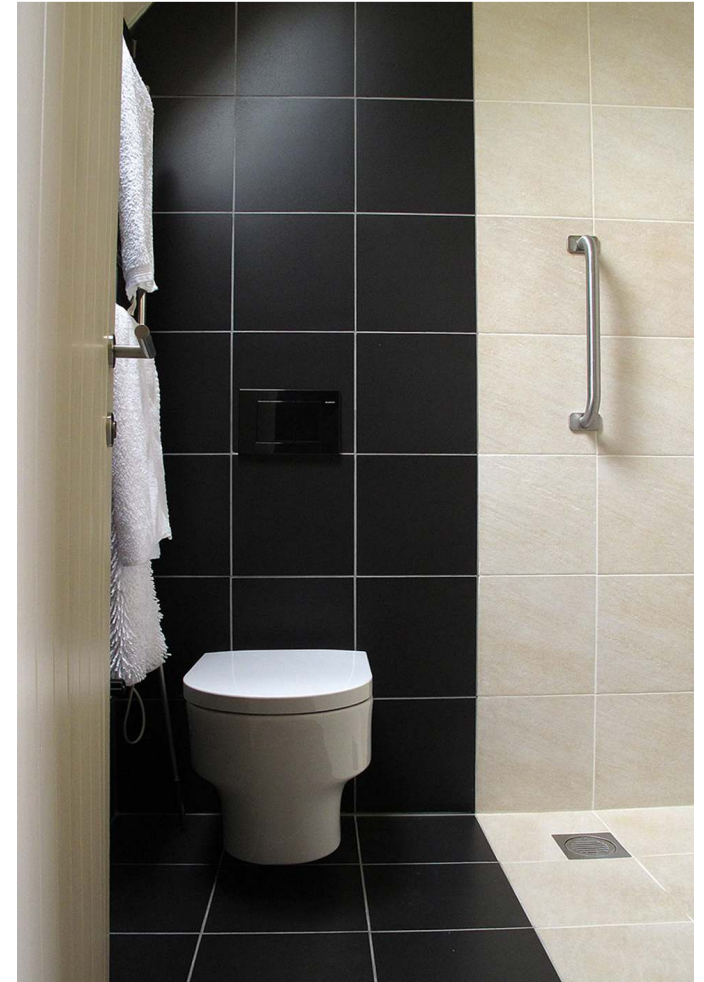
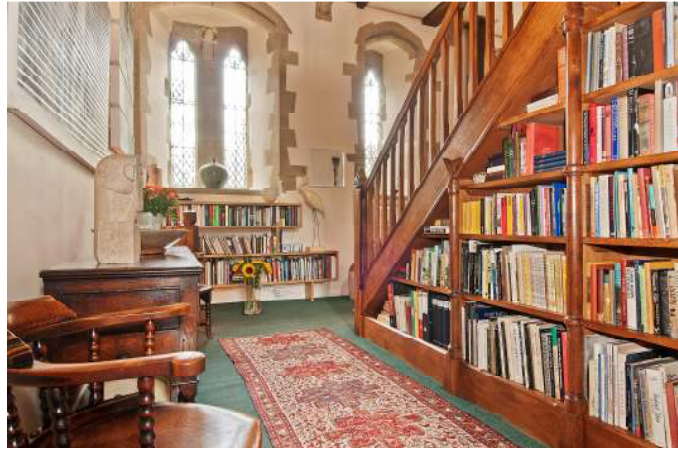
overlooked by a beautiful stained glass window. Here there is a useful dresser, a modern Rayburn, various cupboards and a twin bowl sink with waste disposal unit. Supporting this area is a rear hall and the vestry with broom cupboard and a door to the rear gardens as well as access to a well designed wet-room which is superbly appointed throughout. Also on the ground floor is a second living room or large double bedroom again with leaded glass windows on three sides. From the hallway a specially commissioned and substantial half turned oak staircase which rises to the first floor galleried landing. The staircase was built by a local craftsman and has detailing to match the church but is also very practical with plenty of built-in cupboard space and shelving. Once on the first floor the landing leads through to the master bedroom suite with Velux rooflights with far reaching views, exposed stone work and access to the all important fitted wardrobes. Close by is another well appointed bathroom. The master bedroom is supported by three further bedrooms with bedroom four having loft access to the church tower, which in the main is unused by the current owner, apart from displaying festive lights at Christmas.

A great deal of thought has gone into the interior of the church and this is matched only by the design of the outside space. An excellent single garage has been created to blend into the surroundings and this has solid oak doors to the front as well as power points and lighting. To the rear is a useful greenhouse. Pathways lead around the church and pass through a number of individual compartments with a west facing sun terrace and pergola with grape vine and pear trees. In addition, on the western gable of the church, there are a number of productive plum trees with the path wending its way to a lovely summerhouse, passing garden statutory on the way. There is a small soft fruit section and wild flower garden to the rear. The gardens are well enclosed on all sides and are extremely private and include external walls lighting and sundials and a mature yew tree.

***All in all this is a very unique property and an internal viewing is highly recommended.***







**Services and Considerations** Mains 3 phase electricity, mains water, private drainage, oil fired central heating. All fitted carpets are included. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax F. Tenure freehold. Broadband available. EPC E.

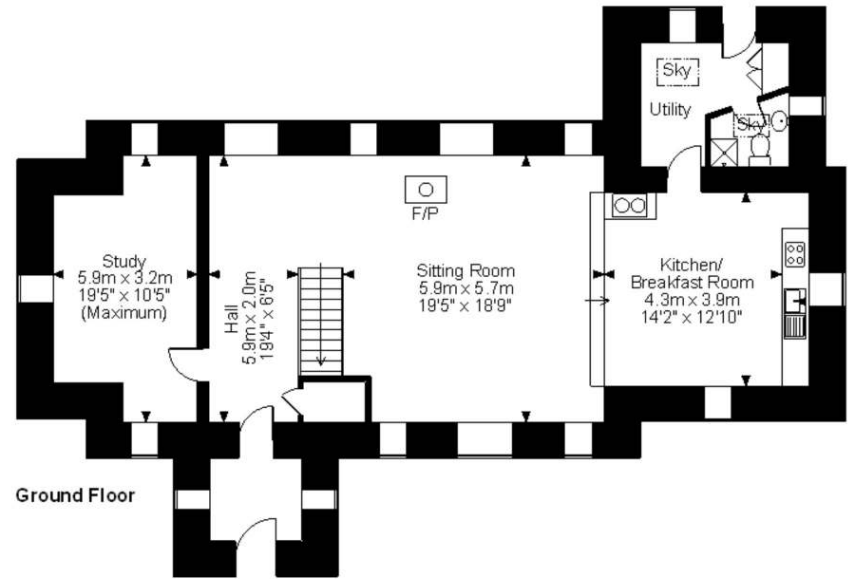
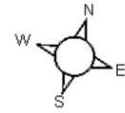
**Directions**

From Hereford proceed out on the A438 towards Brecon. Take the third exit at the roundabout at the end of Whitecross Road onto the A4110 towards Canon Pylon and Knighton. Proceed on this road, passing through the villages of Canon Pylon, Bush Bank and Knapton, and after a further 3 miles proceed straight across at the staggered crossroads, again on the A4110. At the next crossroads go straight across towards Kingsland and continue through the village, passing Luctonian's Rugby Club on the left, and continue for a further mile to Mortimers Cross and turn right towards Tenbury, Ludlow and Lucton. Proceed for a further ¾ of a mile before turning right to Lucton. Continue down the hill into the village and bear left on entering the village, passing Lucton Court on the right and a range of barn conversions, and bear left again. After a short distance the entrance to the church will be found on the left hand side.

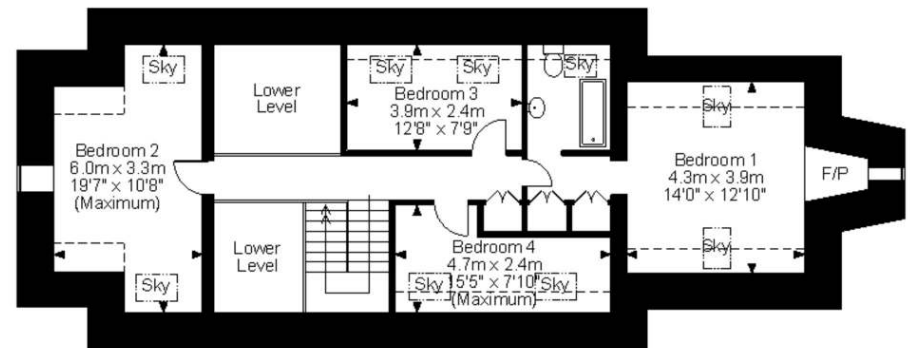


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The Old Church, Lucton, Leominster  
Approximate Gross Internal Area  
1826 Sq Ft/169 Sq M



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
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Viewing: Strictly through the Agents:  
Brightwells, Cathedral Chambers, Broad Street, Hereford HR4 9AS

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