



Woodfield Cottage, Eye Lane
Luston, HR6 0DX

Price
£350,000

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Woodfield Cottage, Eye Lane

Luston

Situated in the popular village of Luston is Woodfield, a characterful detached, three double bedroom, Grade II listed, black and white cottage. The property benefits from rear garden, oil heating and private parking and is offered for sale WITH NO ONWARD CHAIN.

- Detached cottage
- Three bedrooms
- Oil heating
- Carport, ample parking
- Edge of village location
- NO ONWARD CHAIN

Directions

From Leominster proceed north on the B4361. After approximately 2.5 miles proceed through Luston village and at the bottom of the hill turn right signposted Eye, the property can be found shortly after on the right hand side.



Total area: approx. 120.3 sq. metres (1295.3 sq. feet)

Introduction

Located in the village of Luston, just 4 miles from the market town on Leominster is this black and white cottage. The property has accommodation comprising; sitting room, reception room, dining room, kitchen, cloak room, three double bedrooms and family bathroom. Further benefits include rear garden, carport and parking. The property is offered for sale WITH NO ONWARD CHAIN.

Property description

The front door opens into the reception room where you are greeted by character features such as exposed timbers which flow throughout the property. The reception room has stairs to the first floor, a useful storage cupboard and space to use as a study or home office. An opening has a door to the rear garden and access to the downstairs cloakroom which is fitted with a white basin and wc. The sitting room has dual aspect windows allowing natural light to flood the room and a feature stone fireplace. The dining room has a feature fireplace and a window to the front with a door which has an additional staircase to the first floor and a door to the kitchen which is fitted with ample wooden wall and base units. There is space for a fridge, electric oven, space and plumbing for a washing machine and a sink with a window above. The kitchen has dual aspect windows and a door to the side.

One of the staircase's leads to bedroom one which is a double with a window to the front and rear. The family bathroom is fitted with a white wc, basin and bath with a shower above. Bedrooms two and three are also doubles with windows to the front and rear.

Garden and Parking

The rear garden is laid to lawn and is a blank canvas offering the new vendor the opportunity to put their own stamp on it. There is a hedge boundary. There is a carport and parking for several cars.

Services

Mains water and electricity are connected. Oil heating.
Herefordshire Council Tax Band E

Location

The property occupies an edge of village location within the north Herefordshire village of Luston which is located 3 miles from the delightful market town of Leominster. Local amenities include a public house, primary school and church, whilst more extensive facilities are available in market town Leominster. The historic and gastronomic market town of Ludlow is approximately 8 miles away which offers a wealth of amenities and facilities including individual retailers, Primary and Secondary schooling, leisure and sporting opportunities, supermarkets, public transport links, delightful Medieval markets, antique shops and cafes. The cathedral city of Hereford 14 miles.

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