



Well Cottage, Luston, HR6 0AS  
Offers In The Region Of £595,000

# Well Cottage Luston

We are pleased to bring to the market this beautiful country cottage that boasts a wealth of character, a genuinely flexible layout to the accommodation and stunning gardens surrounded by exceptional panoramic views of rolling countryside. The property has a recently restored timber frame façade that was completed to exacting standards in line with English Heritage specification, making Well Cottage extremely attractive.

- Detached cottage
- Panoramic countryside views
- Versatile layout
- 4/5 bedrooms
- 3/4 receptions
- Two bathrooms
- Lovely gardens
- Driveway parking

## Material Information

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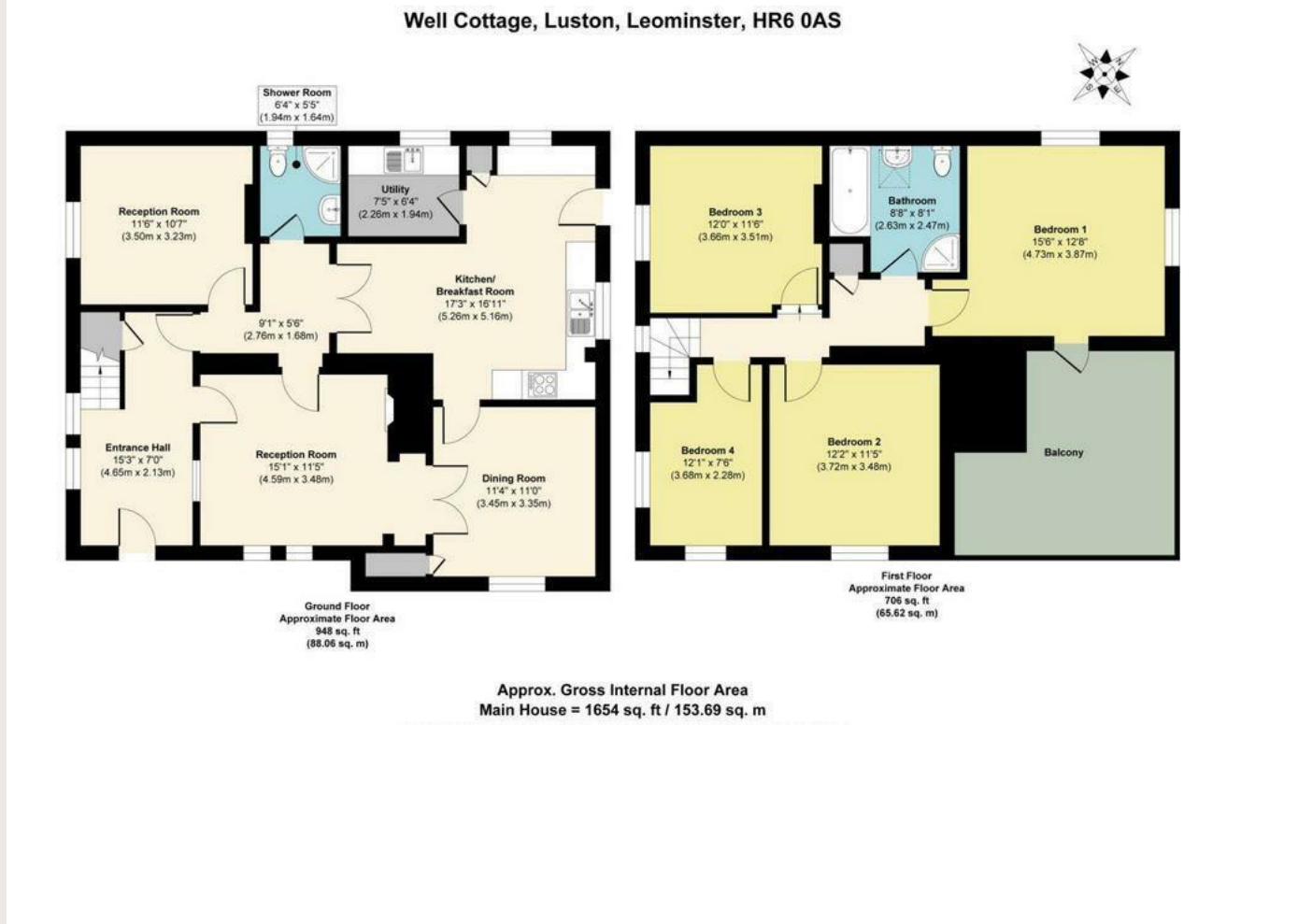
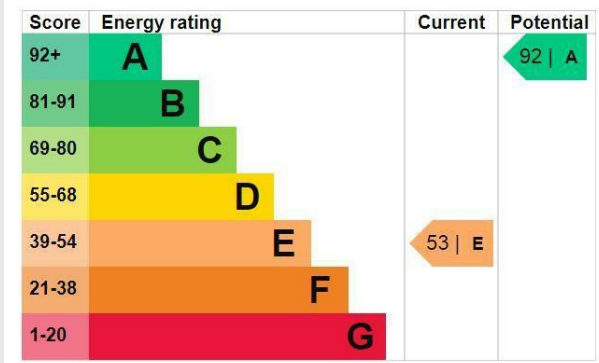
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: E (53)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Description

The welcoming entrance hallway with original quarry tiled floor leads into a charming reception room with exposed timber beams and brick lined Inglenook fireplace with a multi fuel stove with top oven. There are a pair of double doors that then lead through into a second reception room that is being used as the formal dining room with double doors opening to the rear patio. The kitchen is of a good size and benefits from dual aspect windows with lovely views across the adjacent fields. The country style kitchen has an eye level double oven, inset sink, integrated fridge freezer and dishwasher as well as space for a table and chairs. Off this there is a utility room that houses the boiler, has a second sink and plumbing for a washing machine and space for a tumble dryer. There is a third reception room on the ground floor with a multi fuel stove that is currently being used as a bedroom as it is adjacent to a ground floor shower room, making it ideal as a possible guest bedroom.

The first floor accommodation benefits from amazing views from every room. There are two well proportioned double bedrooms as well as a third bedroom and the main family bathroom that has a bath and separate shower enclosure. To the rear of the property there is a further bedroom that is currently set up as a reception room to take in those stunning views over the landscape towards Mortimers Forest. This room also has an electric flame effect stove to make it extra cosy of a winters evening and there is a door that opens to an amazing roof terrace. With a contemporary glass and metal balustrade the terrace is delightful in its appeal as yet another place to take in the breathtaking views.

## Garden

The cottage is situated in a 0.25 acres plot and has a driveway where you could comfortably park five vehicles. In front of the property the garden, is mostly laid to lawn with a wealth of flowers and shrubs providing year round colour. To the right of the driveway there is a greenhouse as well as a number of raised beds and wood stores. There is some woodland with seasonal wild flowers.

To the side of the cottage there is a paved area that leads around to the lovely seating terrace across the back of the house with the original water well and steps leading down to the rear garden. This is mostly laid to lawn again with a selection of mature shrubs and a number of fruit trees including apples, meddlars, cherries. Victoria plum and quince.

## Services

Mains electricity and water, septic tank and oil fired boiler.  
Herefordshire County Council – Band F  
Internet just installed - Giga Clear up to 400mg super fast

## Location

The cottage is located a short distance from the lovely village of Luston with its farm shop, Parish Hall and local public house. Well Cottage is also approximately equidistant from Ludlow and Leominster providing access to shops and supermarkets and more day to day amenity.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Directions

From Leominster proceed on the B4361 signposted Richards Castle continue to the village of Luston and continue through the village. Carry past Yarpole Lane on the left hand side and at the next left hand turning the property is immediately on your right hand side. What Three Words ///bottleflipperspeaches

