



The Old Vicarage, Lucton, HR6 9PN
Price £1,075,000

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The Old Vicarage, Lucton

An elegant and beautifully appointed, Edwardian, family home which is set in 5.5 acres of manicured gardens on the edge of the village of Lucton. Built in 1907, originally as the vicarage for the village until the 1980s when it became a private residence, the property boasts many original period features synonymous with the era and enjoys high ceilings and bright, airy rooms. Providing flexible accommodation, there is the opportunity to utilise the home as multigenerational living with the old servants quarters offering use as an annexe. With views over the properties land and Herefordshire countryside, you are on the doorstep of Croft Castle and the surrounding woodland with walks from your land into the famous grounds. In addition there are numerous outbuildings including a barn, workshop and boot room as well as parking.

FEATURES

- Edwardian family home
- Set in approximately 5.5 acres
- Numerous outbuildings
- Multi generational living
- Six Bedrooms
- Four reception rooms

Material Information

Price £1,075,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: G

EPC: E (47)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Introduction

Situated on the edge of the village of Lucton and nestled into the Herefordshire countryside is this fabulous Old Vicarage which retains original features throughout. There is flexible accommodation to utilise as a home, multi-generation living, Air BnB or holiday let (STPP). The property has accommodation comprising: entrance hall, sitting room, second reception room, lounge, two kitchens, pantry, utility, 6 bedrooms, one en-suite and two family bathrooms. To the grounds is a large barn, workshop, boiler room and boot room. There is a paddock, formal gardens and an area which has mature trees of many varieties. Viewing is highly recommended to appreciate this beautiful property.

Property Description

Steps lead up to the red brick porch which has the glass panelled front door opening into the entrance hall where you are immediately greeted into this impressive family home by high ceilings and original period features which flow through the property. The entrance provides access to the primary rooms, has quarry tiled flooring, a picture rail and the grand staircase with galleried landing above. To the left is the sitting room boasting decorative cornice, picture rail, ceiling rose and brick fireplace with slate hearth and inset wood burning stove. There is a window to the front allowing light to flood the room where you can sit and watch your animals in the front paddock and a door to the side of the property and onto the formal garden. The dining room, like the sitting room has the beautiful original features, has dual aspect windows including a bay window to the front and provides ample space for entertaining guests. There is a feature stone fireplace inset with electric stove and a serving hatch from the kitchen, perfect for those formal dinners. The second reception room has oak flooring, cornice and a picture rail. There are two windows to the garden and a brick fire place with inset wood burning stove. From the entrance hall the quarry tiles flow through to the kitchen. The kitchen is fitted with wooden base units and has an island of which mainly have oak worktops however there is a granite worktop, perfect for pastry making. The island has an inset electric Miele hob and a breakfast bar. There is an eye level double Miele oven, Butler sink, space for a dishwasher and a wood burning Rayburn on a slate hearth. The pantry has a freestanding drawer unit and shelving for produce and there is a utility come cloak room which has a stainless steel sink, WC and space for a washing machine.

From the second reception room there are steps leading to what was originally the servants quarters. To the right is the kitchen which is fitted with wall and base units which have granite worktops. There is a Belfast sink and space for a dishwasher. The cloakroom is fitted with a WC and basin. At the rear of the hallway is the lounge and originally was the meeting room for the village and used to host the Sunday school. There

are dual aspect windows, oak flooring and a brick fireplace with slate hearth and inset wood burning stove. This room would be an ideal games room, studio or hobby space.

Take the original staircase to the first floor, galleried landing where the bedrooms to the main residence are located. Bedroom one is a double room with dual aspect windows with views over the garden, paddock and countryside. Bedroom two is a double with two windows to the garden. Bedroom three is a double with an en-suite fitted with a WC, basin and a bath. There is a single room which could be used as a dressing room, office or reading room and has a window to the front and double doors which open onto the landing to extend the space. The family bathroom has a tiled floor and fitted with a WC, basin and roll top bath, the perfect place to relax with a good book. There are built in cupboards and plumbing in place ready for a shower to be fitted if desired. A door opens to the inner landing where there are two sets of double wardrobes and an airing cupboard housing the water tank. There are three bedrooms of which one is a double and two are singles. The bathroom is fitted with a WC, basin and a bath. There is an additional room which is perfect for storage.

Garden

Where to start with this fantastic garden. The vendors had used the land to run their nursery business and so the amount of varied plants in the garden are phenomenal. Having been extremely well tended to over the years you can see the amount of thought and love that has gone into planning the space which spans to 5.5 acres of grounds. The driveway is lined with conifer trees with the paddock, currently home to some alpacas and chickens, to your left hand side.

From the main house is an area laid to decorative stone which has space for dining and entertaining in the warmer months, with views over the formal garden. Here there are many flower beds stocked full of mature shrubs, plants and flowers which burst with colour. There is a buzz of activity from the wildlife paying a visit and bees coming and going. A garden room has French doors to the garden and windows to the rear and could be used for potting new plants, as a hobby room or reading space. Where the nursery was located are poly tunnel frames ready for the growing season and creating space to grow fruit and vegetables, a real opportunity to enjoy living the "Good Life".

A large open fronted barn has space for a ride on mower or tractor and storage. This could have the potential to create stabling.

The woodland has been planted by the vendors and there are a number of species of which a list can be provided.





There is an area laid to lawn so that the odd football match can be played and enjoyed and this leads back to the paddock at the front of the property.

The land backs on to Croft Castle woodlands where you can walk and enjoy this historic area of Herefordshire.

Courtyard and Outbuilding

The courtyard has space for potted plants and shrubs and creates space for a table and chairs. Here there is access to the outbuildings which consist of the boot room, workshop and boiler room all of which have light and power connected. The boot room provides additional space for white goods and has shelving for storage. The workshop has workbenches and space for tools, ideal for the hobbies.

Services

Mains electric and water. Oil fired central heating and septic tank drainage.

Herefordshire council tax band G

Tenure: Freehold

Location

The property is located on the edge of the small rural village of Lucton. Local amenities include the near by Primary School at Kingsland and private school at Lucton. More extensive facilities are conveniently located just three miles away in the market town of Leominster. The historic market town of Ludlow is approximately nine miles away which offers a wealth of amenities and facilities including Primary and Secondary schooling, leisure and sporting opportunities, supermarkets, public transport links and delightful medieval markets, antiques shops and cafés.

Agents Notes

The driveway is owned jointly.

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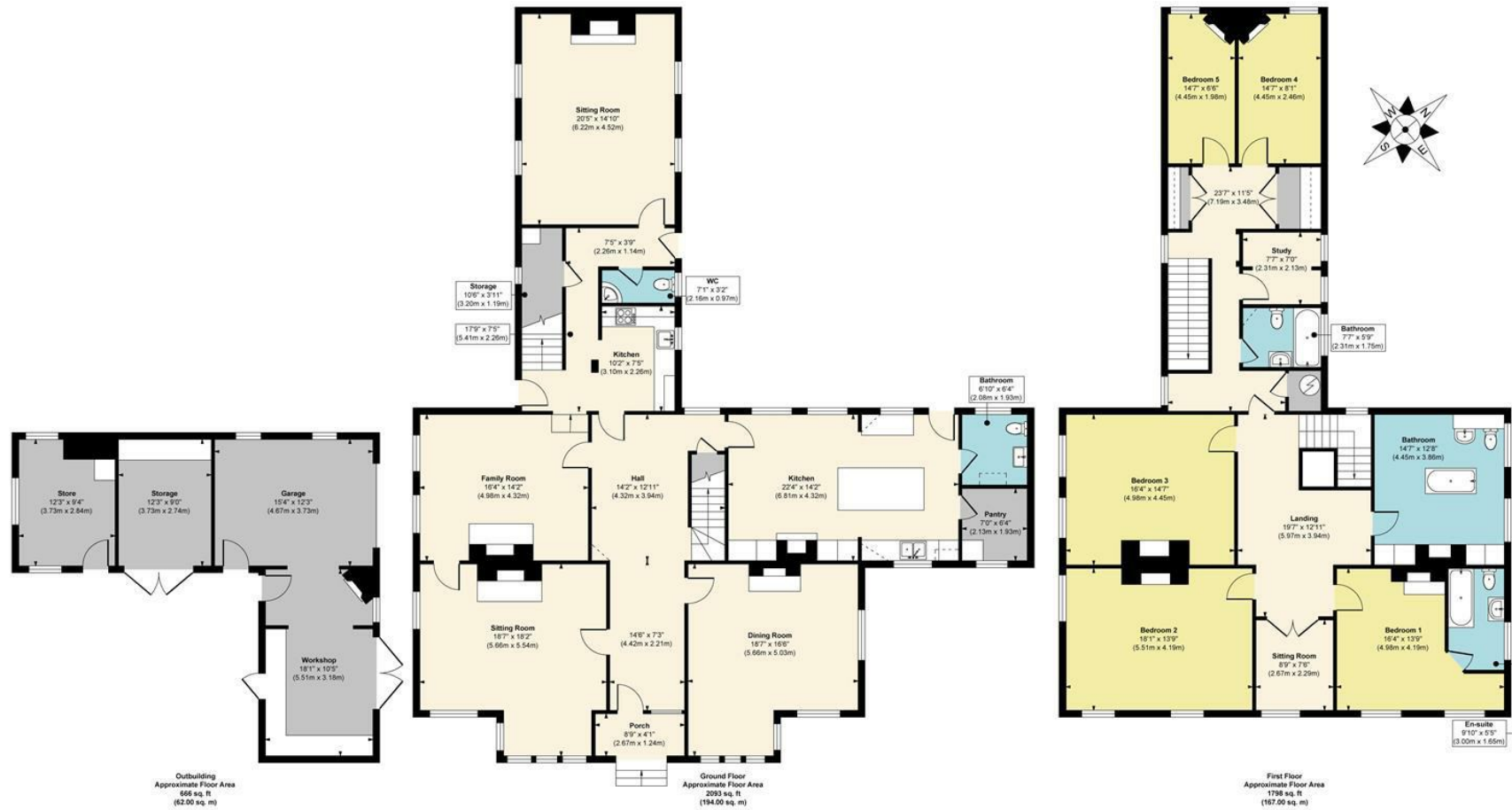
DIRECTIONS

Leave Leominster via Bargates and at the Barons Cross junction bear right on to the B4360. Proceed for approximately 1 mile turning right at the signpost for Kingsland; proceed through the village and at the junction with the A 4110 turn right. At Mortimers Cross turn right on to the B4362. Pass the war memorial and school on





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Approx. Gross Internal Floor Area
Main House = 3891 sq. ft / 361.00 sq. m
Outbuilding = 666 sq. ft / 62.00 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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