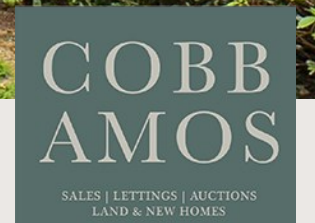


The Byre, Lucton, HR6 9PQ
Price £375,000



The Byre Lucton

A beautifully presented and maintained, Grade II Listed, four double bedroom barn conversion in the village of Lucton. The property boasts high quality fixtures and fittings throughout, original character features and oodles of charm with parking and private garden.

- Barn Conversion
- Grade II Listed
- Four double bedrooms, one en-suite
- Garden, parking
- Exclusive development
- Village location

Material Information

Price £375,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: (null)

For more material information visit www.cobbamos.com

**Energy Performance
Certificate not required
on Listed Buildings**

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Introduction

Situated within the village of Lucton is this fabulous, Grade II Listed, barn conversion. The property has accommodation comprising; entrance hall, living/dining room, kitchen/breakfast room, utility, cloakroom, four double bedrooms, one en-suite and a family bathroom.

Property description

The front door opens into the entrance hall where you are immediately greeted by original character features and light airy accommodation which flows throughout the property. There is the staircase to the first floor landing, oak flooring, a window to the front and space for furniture, coats and shoes. To the left a door opens to the living/dining room. The dining room has space for a dresser, table and chairs and flows into the living room where there is a woodburning stove which creates a cosy focal point. There is a door and window to the front. A door leads to the kitchen/breakfast room which has a tiled flooring. The kitchen is fitted with wooden wall and base units which have wooden worktops. There is a Belfast sink and space for a dishwasher, fridge freezer and electric cooker, breakfast table and a dresser. A wide glass door opens to the rear patio and there is a door which leads back to the entrance hall. The utility room houses the boiler and tank. There is space and plumbing for a washing machine and tumble dryer and has access to the cloakroom. This is fitted with a WC and basin. The staircase leads to the first floor and splits to the left and right. To the left is bedroom one, two and three. Bedroom one is a generous double room with vaulted ceiling and a window to the front. There is an en-suite shower room which has a WC, double tap sink and walk in shower. Bedrooms two and three are both double sized with bedroom two a window to the rear and bedroom three to the front. From the staircase to the right is the fourth bedroom and family bathroom. The fourth bedroom is a double with two windows to the rear. The family bathroom is fitted with a WC, basin and a bath.

Garden and parking

From the parking a path leads to the front door and to the garden. The garden has a hedge border with some established shrubs and plants. The rear has been laid to patio and has space for pot plants and a seating area. There is a useful storage shed. There is designated parking for two cars at the front of the property.

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. Herefordshire Council Tax Band E.

Location

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 and then after a short distance turn right at the War Memorial into Lucton village, where the development can be found on the right hand side. The property will then be on the right hand side.

Directions

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