



Five Oaks Farm, Eye Lane, Luston, HR6 0DS
Price £625,000

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Five Oaks Farm, Eye Lane Luston

SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION - An exciting opportunity to purchase a very affordable small holding with rural but accessible positioning just outside the popular village of Luston and just a ten minute drive from the market town of Leominster. The valuable acreage is ideal for livestock or hobby farmers who are looking for good quality, flat grazing with winter housing or those that require extensive gardens and grounds to secure their privacy in a very impressive, detached, rural plot. Viewing is highly advised to appreciate all that this well designed agricultural holding has to offer.

FEATURES

- DETACHED BUNGALOW
- ATTACHED ANNEXE
- APPROX 13 ACRES
- CAR PORT
- AGRICULTURAL BARNS
- RURAL LOCATION
- FOUR BEDROOMS



Material Information

Price £625,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B

EPC: C (71)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Situated in a very popular, rural position with private, countryside views across its own grounds is this detached bungalow. Benefitting from an additional one bedroom annexe and occupying a generous plot of around 13 acres that incorporates two large agricultural buildings having their own separate road access and generous hard standing. The property may require some modernisation and has therefore been priced accordingly. The property is subject to an agricultural occupancy condition whereby: The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Property Description

Entry is into a useful porch area for storage of farm wellies and outdoor coats and access to a handy wash room. From here and to the right of the inner hallway is a dual aspect, farmhouse style kitchen and dining area with ample room for a large farmhouse table and private, front aspect views. Adjoining this, is an area for possible separate dining, study space for those working from home or play room with double doors leading onto a patio area overlooking the grounds and a very useful room for linen and utility storage. To the left is an adjoining sitting room also with double doors onto the private garden space and overlooking your own livestock pasture. This room also benefits from a wood burner with red brick surround and slate hearth. To the left of the hallway is the bedroom wing. The master bedroom has private countryside views and a generously sized en-suite with bath and shower over. The remaining two bedrooms have the benefit of vanity sinks and shared use of a modern bathroom with large shower.

Annexe

The property is entered through double French doors which lead into the conservatory where there is a wood burner, log store and door opening into the modern kitchen. This room is of good size with fitted matching wall and base units including an electric oven and hob, an area for dining and space for a fridge. The adjoining study is carpeted with a double glazed window to the rear. An inner hallway opens into the bedroom which is a large double room with built in wardrobes and a front outlook. The bathroom is fitted with a three piece white suite including a bath with shower over. The Annexe has been successfully let over the current owner's time at the property.

Garden

To the rear of the property is a patio area for private, peaceful dining and an area laid to lawn. There are several small sheds within the garden that are useful for storage of garden items.

Garage & Parking

There is a large area for the parking of multiple cars with

decorative turning circle and a very impressive open fronted car port for dry storage of cars, machinery or other outdoor items.

Land & Outbuildings

The land to the rear of the property is circa 13 acres, flat and stock proof fenced.

There are two agricultural outbuildings of the following sizes: 95x30ft and 120x30ft with their own farm track access (separate from the main house) and good sized hard standing.

Services

Mains water, electrics and drainage. Oil fired central heating - New Worcester Bosh boiler installed approximately 18 months ago.
Herefordshire Council Tax Band D
Tenure Freehold

Location

The small rural village of Luston has a range of local amenities including a primary school, village public house and church and is conveniently located just three miles away from the market town of Leominster. The popular market town of Leominster boasts a wealth of local shops, primary and secondary schools, a weekly open air market, national supermarkets and a host of recreational facilities including the sports centre and swimming pool. 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. There are several prestigious private schools nearby (Moor Park and Lucton School just a few miles away). The village is located on a bus route to both Leominster and Ludlow.

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 2Mbps 0.3Mbps Good
Superfast 51Mbps 8Mbps Good
Ultrafast 1000Mbps 1000Mbps Good

Networks in your area - Openreach, Gigaclear
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Limited Limited
Vodafone Limited Limited

Source: Ofcom Mobile Checker





COBB
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COBB
AMOS



COBB
AMOS



COBB
AMOS

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Agent's 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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

Agent's note

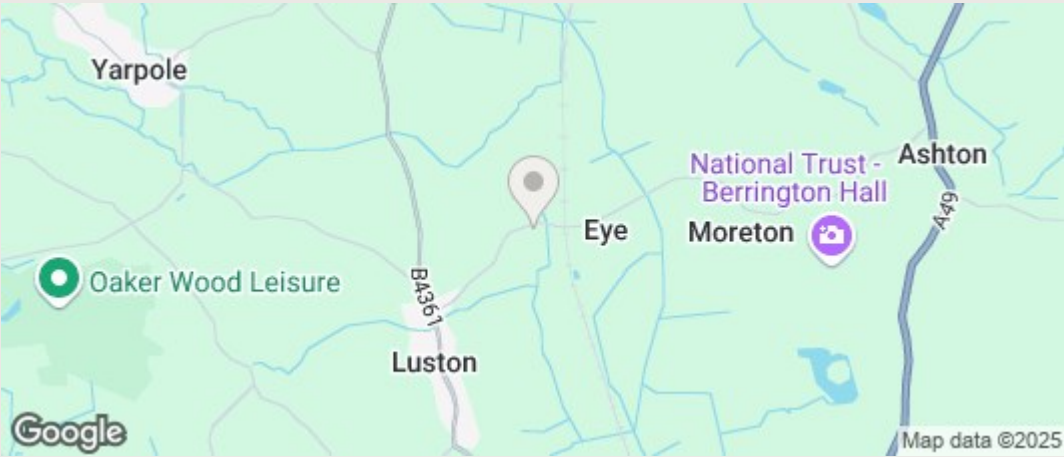
Subject to an agricultural occupancy condition - The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

What3words

What3words:///euphoric.plan.contained

DIRECTIONS

Take the B4361 out of Leominster town and head for the village of Luston. Pass The Balance Inn on your right and take the next turning on your right onto Eye Lane. The property can be found on your right hand side opposite Cawley Village Hall. What3words:///euphoric.plan.contained



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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 1998.32 ft²
 185.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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