



SAMUEL WOOD

5 Upper Court, Luston, Leominster, Herefordshire, HR6 0AP

Asking Price £699,000



# 5 Upper Court,

Luston, Leominster, Herefordshire, HR6 0AP



- Impressive period barn conversion
- Floor area extending to 3200 square feet
- Grounds in excess of ½ an acre
- Character features throughout
- Viewing recommended
- Edge of village location
- Potential for dual family use or home working
- Garaging and extensive parking
- All rooms of spacious proportions

This impressive Grade II listed barn conversion sits on the edge of this popular village with grounds in excess of ½ an acre to include gardens and extensive parking. Accommodation extending to 3200 square feet in impressive and offers scope for dual family use or home working and includes: Vaulted Reception Hallway, large Living Room with wood burner, Kitchen / Dining Room, Garden Room, Utility Room, 2 Cloakrooms, First Floor Landing with 3 Double Bedrooms all with fitted wardrobes, En-Shower Room, House Bathroom, separate Home Office / Bedroom 4 with Lower Ground Floor Garage, Store, Hot Tub / Sauna Room and large Cellar. Viewing of this delightful home is highly recommended. EPC not required due to listing



5 Upper Court is a beautiful barn conversion, carried out in the late 1990's and offers a fabulous edge of village location with facilities to include: Public House, Junior School, Church, Village Hall and active community. The popular market town of Leominster and historic Ludlow are both within a short drive and offer a more comprehensive range of facilities.

## Impressive Reception Hallway

with vaulted ceiling, full of character with wall timbering, ceiling timbering and trusses. There are 2 large double glazed roof windows and 2 further windows to frontage letting in scores of natural light. Attractive tiled floor and impressive staircase rising to the first floor leading in 2 directions with 2 good sized understairs storage cupboards.

## Cloakroom

with window to frontage, tiled floor matching that of the hallway and a suite in white of wc and wash hand basin

## Large Living Room 27'2" x 18'2" (8.30m x 5.56m)

with large beam, attractive feature fireplace with herringbone brickwork, flagstone hearth and wood burning stove fitted. There are full length picture windows to either side of the double doors opening to the garden and a further window to rear

## Kitchen / Dining Room 24'3" x 13'7" (7.40m x 4.16m)

having dual aspect with windows to front and rear elevations. The kitchen area is fitted with a matching range of units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, 1½ bowl sink unit, double electric oven adjacent to which is a 4-ring gas hob with extractor positioned above. Planned space for dishwasher and an excellent larder fridge. The dining area has room for large table and chairs.

## Garden Room 14'2" x 13'1" (4.34m x 4.00m)

having dual aspect with large windows to front and rear elevations and doors to same and tiled floor matching that of the kitchen



### Cloakroom 2

with window to frontage and a suite in white of wc and wash hand basin

### Utility Room 9'7" x 5'10" (2.94m x 1.80m)

with window to rear, range of base cupboards, stainless steel sink unit, planned space for washing machine, tumble dryer and fridge

### Excellent Office / Bedroom 4 23'1" x 14'6" (7.04m x 4.43m)

with 4 double glazed roof windows, 2 to front and 2 to rear. Stable door to external steps allowing this to be accessed separately and fitted storage cupboard

### First Floor Landing

with period staircase splits and leads

### Main Bedroom Suite 15'1" x 14'1" (4.60m x 4.30m)

Full of character with exposed ceiling timbers, wall trusses, 2 windows to rear and rear side and excellent fitted wardrobe cupboards

### En-Suite Bathroom 14'1" x 9'2" (4.30m x 2.80m)

with window to frontage, full of character with timbered features and a suite that includes double width shower cubicle, wc, pedestal wash hand basin and corner bath with tiled surrounds

### Bedroom 2 13'9" x 12'9" (4.20m x 3.90m)

with window to rear elevation, full timbered features, access to roof space and across one wall an excellent range of fitted wardrobe cupboards with hanging rail and shelving

### Bedroom 3 14'9" x 12'9" (4.50m x 3.90m)

with roof window to rear elevation, full timbered features with trusses and wall timbering and fitted wardrobe cupboard

### House Bathroom 13'3" x 9'3" (4.05m x 2.82m)

with roof window to frontage, timbered features and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen and shower over

Integrated to the accommodation with steps leading from the Utility Room down to

### Lower Ground Floor Rear Lobby

with double doors out to the garden.

### Large Hot Tub and Sauna Room 22'11" x 14'5" (7.00m x 4.40m)

### Garage 15'9" x 13'3" (4.82m x 4.06m)

with double doors to frontage and steps to

### Cellar Space 22'1" x 12'6" (6.75m x 3.83m)

with light and power fitted, further door to rear elevation where the Worcester oil fired boiler is housed which heats domestic hot water and radiators. Further double doors on driveway opens into a store

### Outside:

5 Upper Court sits in a lovely elevated position on the edge of this popular village and is accessed through a 5-bar gate onto a large gravelled driveway which provides extensive parking. This in turn leads to the property where a 5 car width bricked driveway can be found. The front gardens with the property are lovely and mature, laid to lawn and around the outside of the plot there is a selection of mature trees and shrubs. The front garden is in the main laid to lawn with a large American Red Oak which provides lovely shade in the summer. Leading round to the rear of the property is a further gravelled hardstanding which provides a space for caravan, campervan or similar and this then in turn leads to the rear garden which in the main is laid to lawn with vegetable section and soft fruits, garden shed and around the outside of the property mature trees aiding privacy. There is then a 2 tiered paved terrace which is ideal for summer use and a pretty top garden with water feature leading to a further terraced seating area.





### Services:

Mains electricity, mains water and mains drainage, oil fired heating to radiators on the first floor and the office, under floor heating on the ground floor, windows are double glazed. Bottle gas which runs the gas cooker. Built-in vacuum system throughout the house. Broadband speeds - 40 Mbps, Flood Risk - Very low.

### Local Authority

Herefordshire Council, tax band – F

### Agents Notes:

1. The property is Grade II listed.
2. The accommodation is not detached.

### Tenure:

The property is freehold

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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### Directions

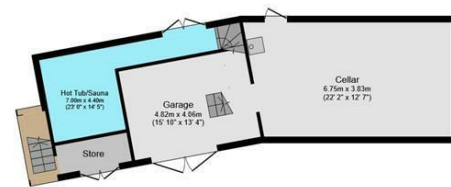
As you approach Luston from the Ludlow direction proceed through the village going round a sharp 90 degree left hand bend then take the first turning on your left and then left again following a gravelled driveway to the bottom where 5 Upper Court will be found.







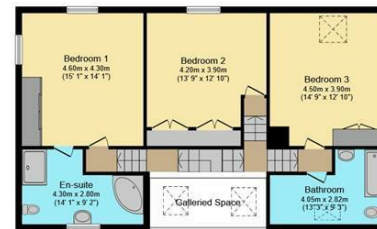
## Floor Plans



**Basement**



**Ground Floor**



**First Floor**

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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