



The Coach House

Rhystone Lane
Lugwardine
Hereford
HR1 4AP



The Coach House, Rhystone Lane, Lugwardine, Hereford HR1 4AP

Stunning, recently constructed, detached Coach House in a lovely rural location, just 4 miles from the City, 2 bedrooms, open plan living space with balcony, quality oak fittings, gardens, parking and planning consent for extension.

This charming detached property occupies a quiet rural location on a small hamlet of just 3 properties, less than a mile outside the village of Lugwardine, close to the River Lugg and just 4 miles from the Cathedral City of Hereford.

Within Lugwardine there is a public house, church, St Mary's (RC) secondary school and in neighbouring Bartestree there is also a shop, village hall and sports playing field, nursery school, primary school and the property is also in the catchment area for Bishops secondary school.

Originally constructed about 12 years ago and converted in more recent years to an extremely high standard with oak flooring and furniture, bespoke fitted kitchen and high levels of insulation with propane gas heating and double glazing. There is a balcony and garden together with off-road parking and planning permission for a substantial ground floor extension with further balcony. The property would be perfect for investment (Airbnb etc), as a holiday cottage or as a lovely home, the whole of which is more particularly described as follows:-

Ground floor

Hardwood door to the

Entrance Hall

With hardwood flooring and radiator, window to front, smoke alarm.

Bedroom 1

Windows to front and rear.

Bedroom 2

Radiator, window to rear, cupboard housing the electric meter, understairs storage area.

Shower Room

Comprising double width tiled shower cubicle with mains overhead and handheld shower fittings, wash hand-basin, WC, ladder style towel radiator and window to rear, extractor fan.

Adjoining the property is a **Utility Room**

Housing the gas (LPG) central heating boiler and has plumbing for washing machine and space for tumble dryer.

An oak staircase leads from the Entrance Hall to the

OPEN PLAN - FIRST FLOOR

Kitchen/Dining Area

Handmade oak units with hardwood worktop, sink unit, built-in refrigerator, built-in electric oven, 4-ring hob, breakfast bar, access to eaves storage, smoke alarm, 4 Velux windows, window to side.

Sitting Area

Radiator and double doors to balcony.

Outside

The property is approached via private driveway (over which it has access) leading to a gravelled parking area. To the western side of the property is a garden which is part-lawned and also stocked with an extensive variety of ornamental shrubs. To the rear there is a gravelled pathway that then leads to a further gravelled garden area with gas tank. The gardens are bordered by a stream. Immediately to the front of the property there is also space to park a further vehicle.

Agent's Note

Planning permission was approved on 12th March 2025 (application no. P250234) for a substantial ground substantial ground floor extension with further balcony. Plans are available on the Herefordshire Council Planning Portal.

General information

Services

Mains water, electricity are connected. Private drainage system. Gas (LPG) central heating. Telephone (subject to transfer regulations).

Outgoings

Council tax band A

Water - metered supply.



Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Ledbury on the A438, continue over the river bridge into Lugwardine and take the second turning right at a small staggered crossroads into Rhystone Lane (by the church). After about 3/4 mile turn left into a private drive and the property is on the left after 100yards.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm





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