



Lower Inshull Dilwyn, Hereford, HR4 8JN



Sunderlands
Residential Rural Commercial



**Lower Inshull Dilwyn
Hereford
HR4 8JN**

Summary of Features

- Detached house
- Three bedrooms
- Three reception rooms
- Useful range of agricultural buildings and yard areas with possible development potential
- Sought after location
- No onward chain
- Lot 1 house and gardens in the region of £475,000
- Lot 2 range of agricultural buildings and yard areas in the region of £75,000

Asking Price £475,000

Nestled in the charming village of Dilwyn, Hereford, this delightful detached house presents an excellent opportunity for those seeking a spacious family home in a sought-after location. Boasting three generous reception rooms, this property offers ample space for both relaxation and entertaining, making it ideal for family gatherings or hosting friends. One of the standout features of this property is the potential for further development, particularly with the inclusion of barns on the premises. This offers a unique opportunity for those looking to expand or enhance their living space, whether for personal use or investment purposes. While the property does require some updating throughout, this presents a blank canvas for the new owners to stamp their own style and preferences. With no onward chain, you can look forward to a smooth transition into your new home.

Location

Lower Inshull is set on the fringe of the rural, north Herefordshire village of Dilwyn. This sought after picturesque village benefits from a church, public house, village hall and primary school. A wide range of country walks are available on the doorstep and the larger neighbouring village of Weobley offers an excellent range of services including, doctor's surgery, shops, tea rooms, restaurants, post office, dentist and both primary and secondary school. The market town of Leominster is also easily accessible with train station, with the larger Cathedral City of Hereford a little further to the south.

Lot 1 Lower Inshull £475,000

Accommodation

The spacious and flexible accommodation comprises: Reception entrance, entrance hall, snug, kitchen, dining room, living room, utility, study, shower room, three bedrooms and bathroom.

Reception entrance

The reception entrance creates a warm, inviting atmosphere, providing a seamless transition into the property. Large windows at the front allow natural light to flood the space while offering scenic views of the neighboring countryside, enhancing the welcoming feel of the area. This connection to the outdoors creates an immediate sense of openness and tranquility as guests enter.

Entrance Hall

The entrance hall serves as a welcoming space to kick off shoes and hang coats. It includes a store cupboard and an understairs cupboard for convenient storage. From the hall, you can access all the principal ground floor rooms, and stairs lead up to the first floor.

Snug

The snug offers a cozy space for evening relaxation, featuring the original front door and porch leading to the garden, a south-facing window, and an wood burning stove.

Kitchen

The kitchen features matching wall and base units, integrated appliances including oven, and hob. It also has space for a free-standing oil-fired AGA and additional white goods. A window offers a side view, and there's an opening that leads into the dining room.

Dining room

The dining room, positioned next to the kitchen, creates a seamless and practical flow for both cooking and entertaining. The side aspect window in the dining room adds natural light, giving the space an airy and open feel while providing a pleasant view of the garden. The design of the dining room also leads directly to the living room.

Living room

The living room is a standout feature of the property, offering a cozy yet spacious atmosphere with its central gas fire fireplace, perfect for warmth and ambiance. Large windows overlook the garden, bringing in natural light and creating a peaceful, scenic view. This makes it an ideal space to relax and enjoy.

Utility

The property includes a practical utility room offering extra storage space for white goods. It also provides rear access, a sink drainer unit, and a side-facing window for added convenience.

Study

A well-designed study space is becoming increasingly attractive, especially for those working or studying from home. This property includes a dedicated study area, which offers a quiet and productive environment. Its





potential extends beyond just studying—it could easily be transformed into a home office, reading nook, or creative studio, making it versatile for any buyer. The side aspect window enhances the space with natural light.

Shower room

A practical shower on the ground floor is situated off the utility room. It includes a shower cubicle, a low-level WC, and a wash hand basin, making it a functional and space-efficient setup.

First floor

Bedroom one

Bedroom one is a spacious double bedroom featuring a built-in wardrobe for ample storage. It has a window that offers a beautiful view of the garden and surrounding countryside.

Bedroom two

Bedroom two isn't too different from bedroom one. A double bedroom offering stunning views of the garden and countryside.

Bedroom three

Bedroom three is double bedroom featuring a side-facing window and a small storage cupboard.

Bathroom

The bathroom features a three-piece suite consisting of a bath, low-level WC, and wash hand basin. It also includes a storage cupboard and two obscure windows for privacy.

Outside

As you approach the property, you are greeted by a beautiful formal garden, offering a tranquil and inviting space to enjoy the surrounding countryside views and soak in the sunshine. The garden's meticulous landscaping enhances the charm of the property, creating a serene atmosphere. The driveway provides ample parking space for multiple vehicles, ensuring convenience for both residents and guests. Additionally, the garage, along with several useful store outbuildings, offers plenty of storage space for outdoor equipment, tools, or other necessities. The main garden area is carefully laid to lawn, creating a vast green space perfect for outdoor activities. A stone patio area provides an ideal spot for relaxation or outdoor dining. The garden is thoughtfully enclosed by fencing and hedging, offering both privacy and a sense of security.

Serivces

We understand the property is connected to mains water, electricity and drainage.
Oil fired central heating is supplied to the property.

Herefordshire council tax band - E

Tenure - Freehold

Lot 2 Barns £75,000

Steel Portal Frame Building (45 x 30 sq feet)

This sizable steel-framed building offers a robust and flexible space that could be repurposed for various commercial, agricultural, or storage purposes. Its large floor area provides ample room for further development, including conversion into a workshop, storage facility, or even light industrial use, subject to local planning permissions.

Two Additional Barns (45 x 35 and 45 x 22 sq feet)

These barns are built with a mix of wooden and steel frames, and part concrete block walls, offering a more rustic yet functional structure. Despite being older, these barns have potential for renovation or conversion into various uses such as agricultural storage, animal housing, or event spaces. The corrugated iron roof, while providing basic shelter, could be replaced or repaired, adding to the barns' longevity and value.

The larger barn (45 x 35 sq feet) could also be repurposed for larger-scale operations or additional storage.

The smaller barn (45 x 22 sq feet) offers a more compact space that could be used for ancillary activities such as offices, a small retail unit, or a compact workshop.

Land Extending Beyond the Barns

The land extends slightly beyond the barns, with a small orchard area enclosed by fencing and hedging. This not only provides an attractive green space but also an area that could be developed further for agricultural purposes, leisure activities, or even further building expansion, depending on the land use policies in the area.

The land could be utilized for additional parking, landscaping, or even outdoor storage space, depending on the intended use for the barns and surrounding buildings. It could also be subdivided into smaller plots if needed, for commercial or residential development, contingent on local zoning regulations.



Access and Infrastructure

The property benefits from direct access via a council road leading to a tarmac drive that reaches the front elevation of the buildings. This provides easy and convenient access for vehicles, which is ideal for any future development, be it commercial, agricultural, or residential.

The tarmac drive offers a solid foundation for additional traffic, deliveries, or construction vehicles if further work is carried out on the barns or land.

Development Potential

Agricultural Use: The barns are already suited to agricultural storage and usage. With the additional land and orchard, this area has great potential for expanding agricultural or horticultural businesses.

Commercial or Industrial Conversion: Given the steel frame structure of the largest building and the robust nature of the two smaller barns, these could be adapted for various commercial purposes such as warehousing, workshops, or even light manufacturing, subject to obtaining the necessary planning permissions.

Residential Development: With the surrounding land, there may be potential for residential conversion of the barns or further development of the land. A detailed feasibility study and planning application would need to be considered, but this property could be attractive for residential use, possibly for conversion into multiple units or a single large home.

Agent notes

The vendors retain an overage clause on the agricultural buildings and yard areas for residential development of 50% of the uplift in value for a period of 25 years on the granting of planning consent or permitted development.



Directions

Leave Leominster on the A44 heading towards Dilwyn and Weobley turning left into the village of Dilwyn. Proceed along passing the Church on your right hand side, turning immediately left, continue to follow the road along past the school and follow the lane for approximately 1 mile where the property can be located on the left hand side.



Sunderlands

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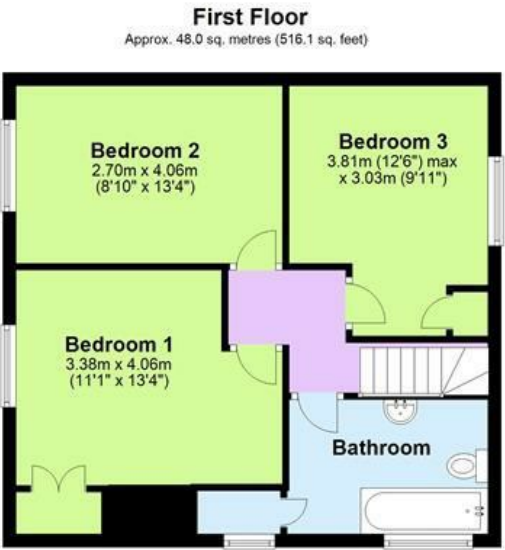
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.