



Lilac Cottage, Bucknell, SY7 0DT
Offers In The Region Of £650,000

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Lilac Cottage, Bucknell

Welcome to Lilac Cottage in the picturesque village of Birtley, near Ling. Lilac Cottage offers a unique blend of traditional charm and modern equestrian facilities. This delightful three-bedroom freehold property spans approximately 1000 square feet and is set within a generous plot with land extending to 3.12 acres, providing ample space for both comfortable living and equestrian pursuits.

This charming countryside home has been extended by the current owner's, with potential for further expansion. Lilac Cottage offers exceptional equestrian facilities set amidst stunning countryside. With equestrian facilities, including a ménage, stables, and paddocks, it is an ideal home for horse enthusiasts, or those looking for a delightful property with versatile open space in a great location.

FEATURES

- Characterful Three-Bedroom Detached Cottage
- Spacious Living Areas - Four Reception Rooms
- Well Presented Throughout
- All-Weather Riding Ménage (40m x 20m)
- Stabling, Paddocks and Outbuildings
- Land Extending to 3.12 Acres
- Large attached Barn
- Potential For Further Development (STPP)
- Gated Driveway - Ample Off-Road Parking

Material Information

Offers In The Region Of £650,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: D

EPC: E (45)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Introduction

Surrounded by rolling countryside and set within generous grounds, Lilac Cottage boasts beautifully landscaped gardens, versatile living spaces, and superb equestrian facilities, including stables, an all-weather riding arena, and well-maintained paddocks. With its warm ambiance, characterful interiors, and stunning setting, this unique property is perfectly suited for families, equestrian enthusiasts, or anyone looking to embrace the tranquility of country living while remaining connected to nearby amenities.

Property Description

The cottage boasts a warm and inviting interior, featuring versatile living spaces, including a cozy living room with a feature fireplace and a family-friendly kitchen into conservatory. The sitting room is a cozy space with characterful beams, a wood-burning stove, and hard flooring. The adjacent dining room is in keeping with the sitting room, having a stone feature fireplace inset wood burning stove, quarry tile flooring and exposed wall timbers. Continue through to a modern lounge with feature fireplace and double doors to a rear patio and large barn which could be developed into further accommodation (STPP). A well-appointed contemporary kitchen has ample storage and workspace, with ceramic sink unit, range cooker and tiled floor and splashbacks. A large bright and airy conservatory provides versatile options with, cloakroom W.C. and doors to rear garden.

Stairs ascend from the dining room in the centre of the house to the first floor, here you will find three bright and comfortable bedrooms offering tranquil views of the surrounding countryside. These rooms share access to the house bathroom with modern fixtures and fittings, a suite in white comprising oval bath with electric shower over, vanity unit inset wash hand basin and W.C.

Outside & Equestrian Facilities

Well-maintained gardens with mature shrubs, trees and paved patio seating areas are perfect for outdoor relaxation and entertaining. Double

gates from the front provide access to generous, well-maintained paddocks with post and rail fencing. The land extends to 3.12 acres, offering excellent grazing opportunities with secure and well-constructed stabling for multiple horses. Further storage facilities provide ample space for tack and equipment.

The all-weather riding ménage of 40m x 20m provides a fantastic horse riding arena, ensuring year-round usability. The surrounding countryside provides extensive bridleways with breathtaking views.

Location

Lilac Cottage is situated in Birtley, a charming rural hamlet near Bucknell and Lingen, on the Herefordshire / Shropshire border. The area offers a peaceful countryside lifestyle while remaining accessible to nearby towns such as Ludlow and Knighton. The surrounding countryside provides extensive bridleways and footpaths for outdoor enthusiasts.

Services

We understand mains water and electricity are connected, with private drainage and oil-fired central heating. Wood burning stoves to sitting room and lounge, windows are largely double glazed.

Broadband Speeds

Estimated Broadband Speeds - Superfast 48 Mbps
| Ultrafast 1000 Mbps

Flood Risk

Rivers and the sea: No Risk.

Local Authority

Herefordshire Council
Council Tax: Band D

Tenure

We understand the property is Freehold.

Viewing Arrangements

Lilac Cottage presents a unique opportunity to acquire a distinguished home in one of Herefordshire's most charming villages.



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Its blend of traditional elegance, modern comforts, and prime location make it an ideal choice for discerning buyers seeking a harmonious lifestyle, equestrian facilities, or anyone looking to embrace the tranquility of country living while remaining connected to nearby amenities.

Please contact us for further details or to arrange a viewing.

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Agents 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 Inc. VAT per purchaser, in order for us to carry out our due diligence.



DIRECTIONS

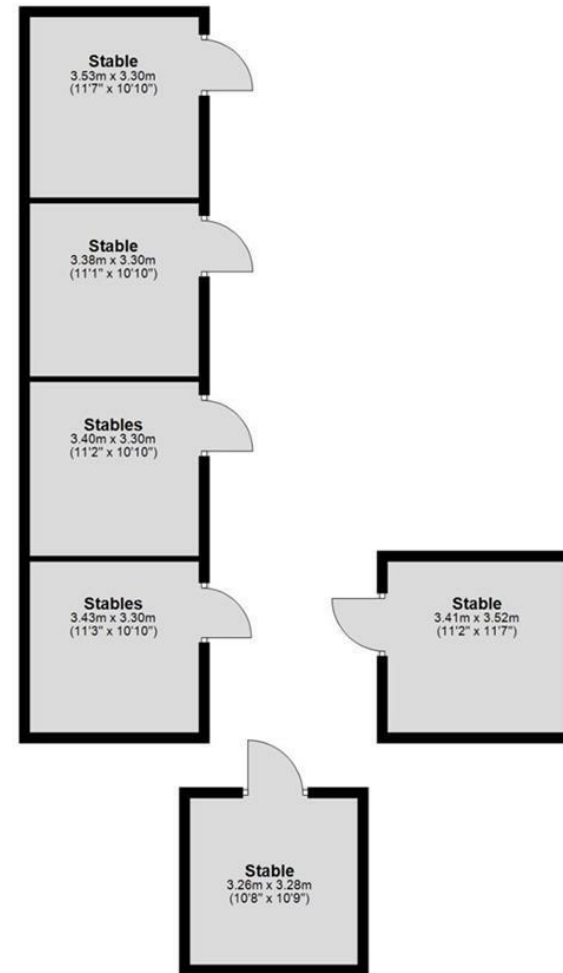
We recommend using What3Words, navigate to: - [///branching.sheep.handlebar](https://www.what3words.com/branching.sheep.handlebar)







Outbuildings



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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