

MEADOW ORCHARD BARN

£550,000



“A great opportunity to create a dream home”

Lower Eggleton, Herefordshire

This modern, detached barn is surrounded by its own picture-perfect apple orchard of approx 9 acres and has planning permission in place for conversion into a 3-bedroom residential home. Additional land is also available.

- Detached barn
- Planning permission to convert
- Stunning cider orchard
- Tucked-away, peaceful location
- Approx 9 acres of land (TBC)
- Additional land available
- Convenient to Ledbury
- No near neighbours



The barn currently in situ is of modern construction with square dimensions and has planning in place for a 3 bedroom residence with an open-plan living configuration.

Herefordshire is famed for its cider-producing orchards with Bulmers and Westons well-known pedigrees in the industry. The vendors have had the privilege to own and care for this beautiful site for over 20 years, maintaining the orchard by nurturing the trees and replanting when needed. The orchard is tucked directly behind the barn: the rows of apple trees stretching out before you across the lush grass meadow is a truly joyous view. The orchard extends to approx 9 acres (TBC by buyer's solicitor) and the perfect asset for any would-be cider producer or those with grazing needs.

The property includes a patch of woodland. Additional land of up to 10 acres is available by separate negotiation.

The barn is located down a long driveway, assuring security and peace. There is currently a hardstanding area, mains electricity and water is already on site.

At a glance:

Bedrooms:	N/A (Planning for 3)
Tenure:	Freehold
Council Tax Band*:	N/A
Services:	Mains electricity and water on site.
Service charges:	Nil
Covenants:	None known
Broadband:	N/A



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.