



Granary Barn, Lucton Hall Farm, Lucton,
Herefordshire, HR6 9PJ



**Granary Barn
Lucton Hall Farm
Lucton
Herefordshire
HR6 9PJ**

Summary of features:-

- A substantial barn conversion
- Five bedrooms and two reception rooms
- Pretty rural location
- Large garden with countryside views
- Close to Ludlow and Leominster

**Leominster 6 miles
Ludlow 11 miles
Hay-on-Wye 23 miles**

Description

Set in a large garden, Granary Barn is a substantial five-bedroom barn conversion, once part of the impressive Grade II listed Lucton Hall Farm. The property offers around 1,900 sq ft of accommodation, which includes two generous reception rooms, a welcoming hallway with part-galleried landing, kitchen, utility, five bedrooms and three bathrooms. Full of character with exposed beams and an impressive hardwood staircase, the property is now ready for updating, offering buyers the chance to create a home to their own taste. The gardens are a real feature, thought to extend to around 0.43 acres, with plenty of space for parking, together with a double carport and store.

Location

The property forms part of the former Lucton Hall Farm, now a small development of conversions and the former farmhouse. It is located just outside the rural village of Lucton. Local amenities include the nearby primary school at Kingsland, with the well-regarded private Lucton School only a short walk away. More extensive facilities can be found in the market town of Leominster, approximately six miles away, while the historic market town of Ludlow, about nine miles distant, offers a wide range of amenities including schools, leisure opportunities, supermarkets, public transport links and a variety of independent shops, cafés and markets.

Accommodation

You enter the property through a light and airy reception hall, featuring a part-galleried landing and a hardwood staircase with a useful storage cupboard beneath.

To either side of the hall are two generously proportioned reception rooms, both showcasing exposed beams and offering versatile spaces ideal for family living or entertaining.

To the rear, the kitchen is fitted with a range of oak-fronted units, incorporating a built-in fridge/freezer and dishwasher, inset sink, and space for a cooker. Adjoining the kitchen, a utility room provides additional storage and houses the oil-fired boiler, with a cloakroom conveniently located off the hallway.

Upstairs, the first-floor landing leads to five bedrooms, three of which are doubles. The principal bedroom enjoys an en suite shower room with WC and wash hand basin, while a second double bedroom also benefits from its own en-suite facilities. The remaining bedrooms, each with their own character features, are served by a family bathroom complete with a claw-foot roll-top bath, WC, and wash hand basin.

Outside

The property stands in a generous, rectangular garden of approximately 0.43 acres, offering a wonderful sense of space and versatility. Currently laid mainly to lawn, the garden provides a blank canvas with plenty of scope for landscaping to suit individual tastes – whether that be creating formal beds, a vegetable garden, or a series of outdoor entertaining areas. With its level layout, the grounds are ideal for children to

play, while still leaving ample room for seating areas, garden buildings, or additional planting.

There is extensive space for parking several vehicles, and a useful timber outbuilding incorporates a two-bay carport together with a store shed, providing both sheltered parking and practical storage for tools, equipment or outdoor furniture.

Services

We are advised that the property is connected to mains electricity and water. Drainage is to a shared treatment plant situated in the corner of the garden. Heating is provided by an oil-fired boiler with underfloor heating on the ground floor and radiators on the first floor.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Herefordshire County Council Band "F".

Directions

What 3words - ///tidal.suckle.open
When driving north west on the B4362 from Mortimers Cross take the right hand turn immediately past Lucton Prep School. Follow this road for 250m and the entrance to Lucton Hall will be found on the left hand side.

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.
Contact tel: 01497 822522
Office opening hours:
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Mobile and Internet Coverage

Please refer to Ofcom by using the following link;

www.checker.ofcom.org.uk.

Anti Money Laundering

The successful buyer will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Notes

- The property is accessed via a private road serving the other dwellings
- One of the sellers is a relative of a member of Sunderlands LLP.
- The sale of the property is subject to the Grant of Probate - more information on request.
- The property lies within the curtilage of the Grade II listed farmhouse and was subject to a listed building application at approval stage. The agent has found no specific listing records for the property therefore buyers must satisfy themselves on this point as it may be listed as a building within the curtilage of a Listed Building.

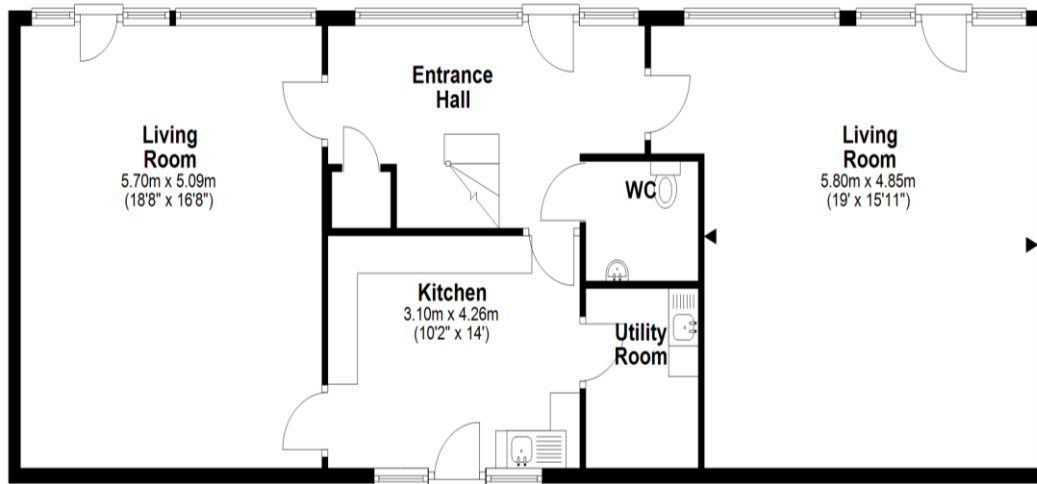






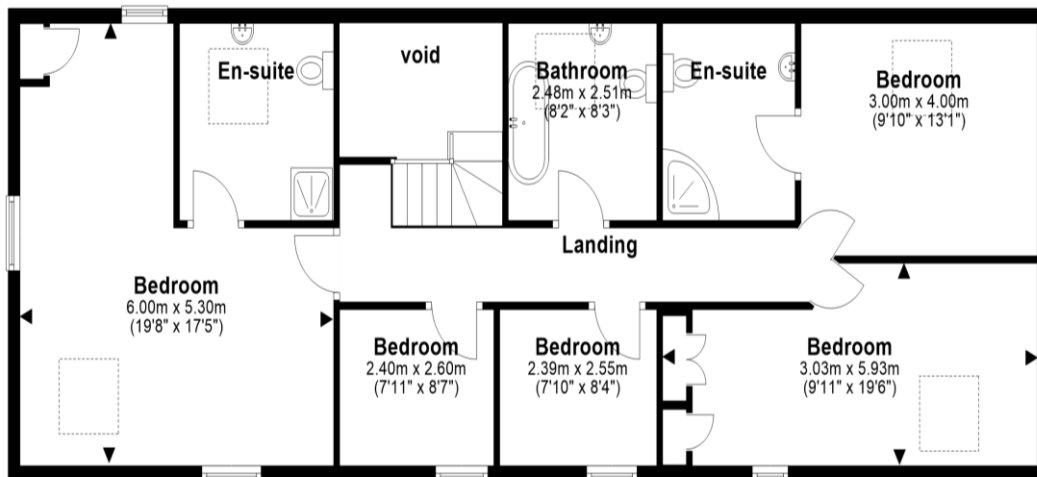
Ground Floor

Approx. 96.6 sq. metres (1040.2 sq. feet)



First Floor

Approx. 101.4 sq. metres (1091.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		81
69-80 C	69	
55-68 D		
39-54 E		
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's 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.