



GORSTY CROFT, EYTON

Leominster, Herefordshire, HR6 0BZ



A MODERN COUNTRY HOME WITH EQUESTRIAN FACILITIES

A superb modern country home with equestrian facilities, set amidst the picturesque rural countryside of North Herefordshire. Offering an outstanding lifestyle opportunity, the property combines contemporary living with first-class equestrian facilities.



4/5



4



2/3

EPC

TBC

Local Authority: Herefordshire Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Septic tank drainage.

Guide Price: £950,000



GORSTY CROFT, EYTON

Set along a quiet country lane in an attractive and unspoilt area of North Herefordshire, this beautifully presented modern country home offers spacious family accommodation together with excellent equestrian facilities and approximately three acres of paddocks.

The house is finished to a high standard throughout, and having windows on all elevations allows an abundance of natural light to pour into the home, enhancing the bright, spacious, and welcoming living spaces.

The front door opens into a welcoming L-shaped reception hall, from which doors lead to the principal reception rooms and the impressive kitchen/dining/family room.











The drawing room is a particularly attractive space, centred around a wood-burning stove set upon a raised hearth, with French doors opening onto the terrace and rear gardens. A Snug/playroom provides additional reception space and was designed to be used as a fifth bedroom, if needed, benefiting from access to an adjoining shower room that also serves the ground floor.

The heart of the home is the superb open-plan kitchen/dining/family room, fitted with an extensive range of units incorporating a built-in pantry cupboard and a central island with breakfast bar. There is ample space for both dining and informal seating, and double doors give direct access to the terrace and views with attractive views across the stable yard and paddocks beyond. An additional side door gives access to the side entrance porch from the utility area.

On the first floor, the principal bedroom suite enjoys fitted wardrobes together with a luxurious en suite bathroom featuring both a bath and separate shower. A generous guest bedroom also benefits from an en suite shower room and fitted wardrobes, whilst two further bedrooms are served by the family bathroom and both benefit from fitted wardrobes.







GARDENS & GROUNDS

The property is approached via a sweeping driveway flanked by lawns, leading to a generous parking area in front of the house. In addition, there is a large garage together with a workshop and two log stores.

To the rear, the gardens are enclosed by post-and-rail fencing and comprise an extensive terrace, lawned areas and well-stocked borders, providing an attractive setting for outdoor entertaining and family enjoyment.

Beyond the house, the driveway continues to a second gate driveway which leads to the stable yard, where there are two stables, tack/feed room and hay store/third stable. The yard opens directly into the paddocks and provides easy access to the manège, which was installed in 2020 and features a Flexi-Ride surface.

The grazing land is divided into three well-fenced paddocks which gently rise from the yard, extending in all to approximately three acres and enjoying attractive views across the surrounding Herefordshire countryside.





LOCATION

The hamlet of Eyton is found along a quiet country lane in this beautiful part of North Herefordshire, just two miles north of Leominster and being well placed also for the historic market town of Ludlow. Many historic old houses are nearby such as Croft Castle, Berrington Hall and villages of interest such as Kingsland with facilities, with a wider range in Leominster itself. There are many excellent walks in the area and a good network of public footpaths and bridleways to use.

Directions

From Leominster take the B4361 (signposted Luston). Follow this road for approximately two miles and just before reaching the Village of Luston take the left turn (signposted Eyton). At the crossroads turn right, where the property will be seen after approximately half a mile on the left, just before a small junction.





Gorsty Croft, Croft Lane, Leominster, HR6 0BZ

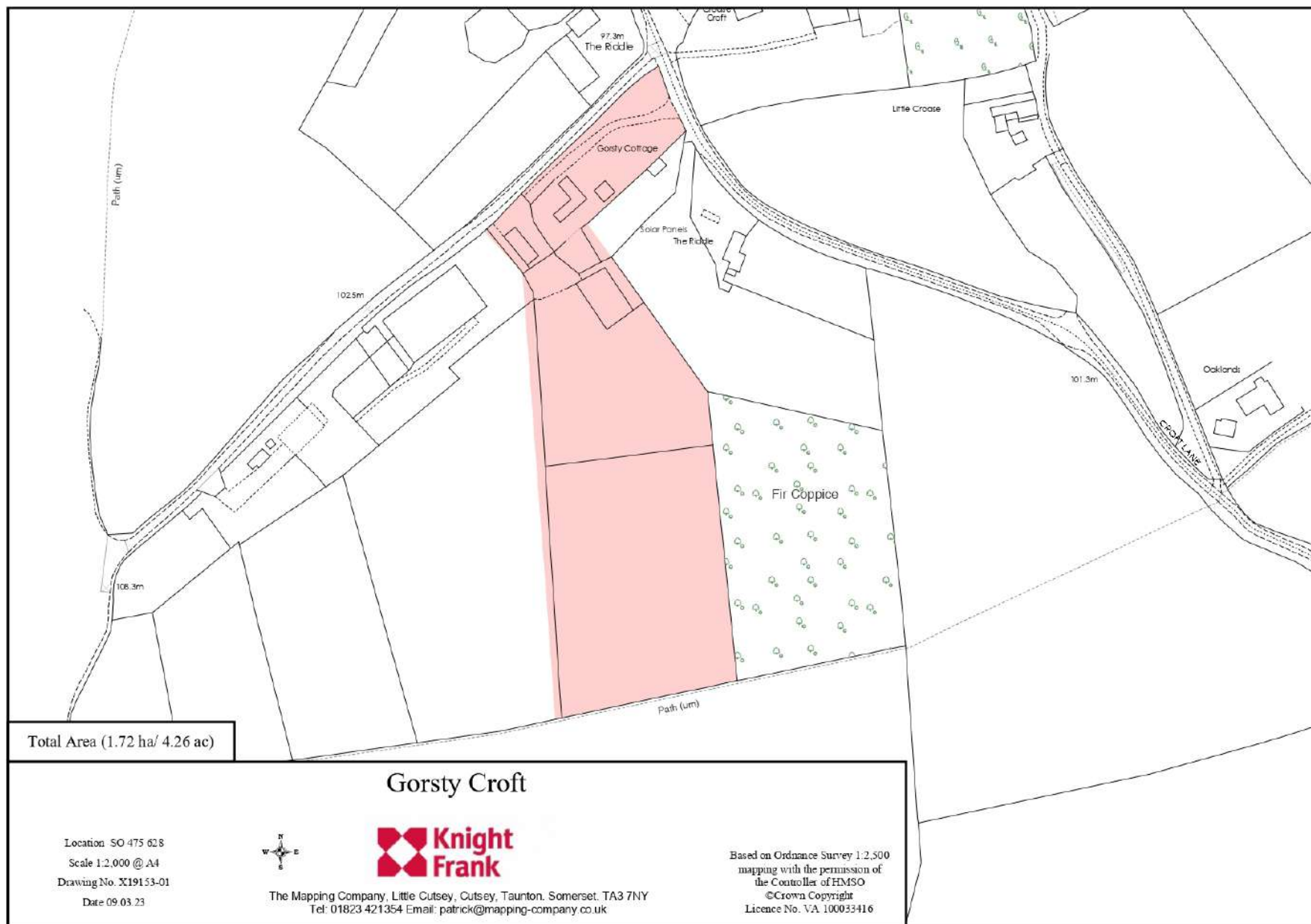


Approx. Gross Internal Floor Area
Main House = 2033 sq. ft / 188.96 sq. m
Garage = 402 sq. ft / 37.39 sq. m
Stable = 829 sq. ft / 77.09 sq. m

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The position & size of doors, windows, appliances and other features are approximate only.

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We would be delighted
to tell you more.

Kevin Boulton
07932 557520
kevin.boulton@knightfrank.com

Knight Frank
Unit 2, SY8 Studios, Gravel Hill, Ludlow
SY8 1FP

knightfrank.co.uk

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