

Granary Cottage, Eye Lane, Luston, HR6 0DU
Offers In Excess Of £350,000

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Granary Cottage, Eye Lane
Luston

A characterful and beautifully presented three bedroom family home with private garden enjoying countryside views. Located on the edge of the small rural village of Luston in a 'tucked away' position, this lovely country cottage benefits from oil heating, driveway parking and double glazing.

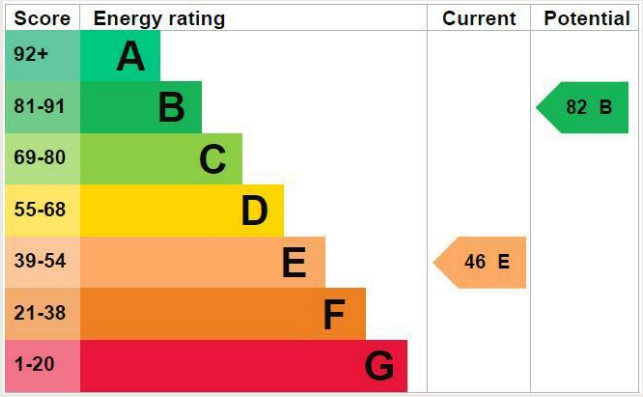
- CHARMING COUNTRY COTTAGE
- BEAUTIFULLY PRESENTED
- UPDATED KITCHEN & BATHROOM
- DECEPTIVELY SPACIOUS
- DRIVEWAY PARKING
- PRIVATE LAWNED GARDEN
- COUNTRYSIDE VIEWS
- VILLAGE SETTING
- GRADE II LISTED BY ASSOCIATION

Please note that the dimensions stated are taken from internal wall to internal wall.



Material Information

Offers In Excess Of £350,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: E (46)
For more material information visit www.cobbamos.com



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.

Introduction
This homely three bedroom attached cottage oozes country charm and is situated in a quiet position on the edge of the popular Herefordshire village of Luston. It benefits from having a lawned garden and boasts an array of character features to include exposed beams, fireplace and wooden flooring. Offering deceptively spacious accommodation comprising: kitchen, living room, three bedrooms, a family bathroom and cloakroom.

Property Description
Entry begins into an entrance alcove where there is a place to hang coats and hats and stairs to the first floor. The charm of this cottage is immediately striking. The exposed timbers, open wooden staircase with spindles and cottage style windows and doors add welcoming country cottage feel that truly befits a home in the countryside. To the left is a kitchen with an attractive selection of floor units under oak worktop that brings out the beauty and warm tones of the exposed timbers. There is a free-standing electric oven and housing for a dishwasher and washing machine. The window above the sink overlooks the private garden and countryside beyond.

On the first floor is the master bedroom, bathroom and a separate cloakroom. The master bedroom is dual aspect with countryside views. There is opportunity to create a dressing room at the far end as there is ample room for the placement of various items of bedroom storage furniture. The bathroom has been cleverly designed and well styled with the benefit of under stair storage. There is a slipper, free-standing bath with feature mixer tap, WC, hand basin and shower cubicle with modern, chrome fitments. There is a separate cloakroom with WC and hand basin next door (with over the stairs storage and separate airing cupboard) to make the morning routine a little easier.

On the second floor are two bedrooms. Bedroom two is again of a generous size, currently set up with double bed and TV with sofa area. It is dual aspect and comfortably fits within the eaves of the home. Bedroom three is currently set up as a home office. Both bedroom two and three have exposed wooden floor boards. There is loft access in bedroom three.

Garden & Parking
The garden enjoys undisturbed views of fields beyond. It is mainly laid to lawn with quint essential piquet fencing boundary, a timber shed for garden storage and an area of patio for moments of al fresco dining.

There is parking for two vehicles indirectly outside the property and the driveway approach is shared.

Services
Tenure: Freehold
Herefordshire Council Tax Band D
Mains water, electric and drainage.
The shared driveway has a maintenance agreement in place and was last re-surfaced 12/12/2025.

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Indoor & Outdoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
The village of Luston is conveniently located for the amenities of Leominster only three miles away and the historic market town of Ludlow approximately nine miles away which offers festivals, fairs and wealth of history and many restaurants. Luston has a good Primary school with a thriving nursery and is on a bus route to Leominster which offers further connections by road, rail and bus. The beautiful Herefordshire countryside is popular for walkers with Bircher Common and Croft Castle only a short distance away. The property is situated within striking distance of the National Trust Country House Berrington Hall.

What3Words
What3words:///clumped.fled.squirts

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Agent's Note
The owner of Luston Court is allowed access to the oil tank which is located within the boundary of Granary Cottage. The owner of Luston Court Cottage is also allowed access to their oil tank (for deliveries) across the garden owned by Granary Cottage.

DIRECTIONS
Follow the B4361 out of Leominster towards the village of Luston. On arrival into Luston take the turning on the right to Eye Lane. The property can be found on your left hand side.



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