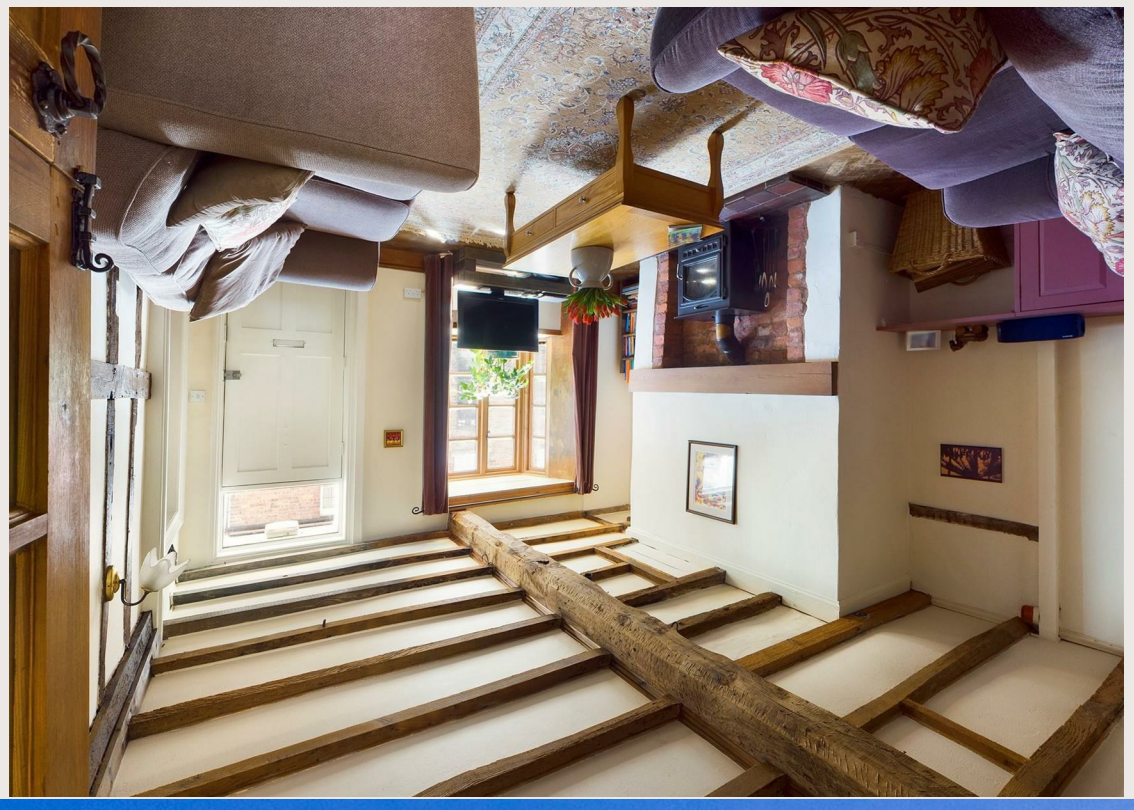
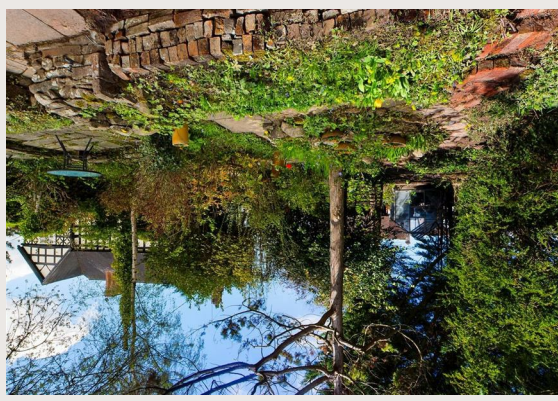
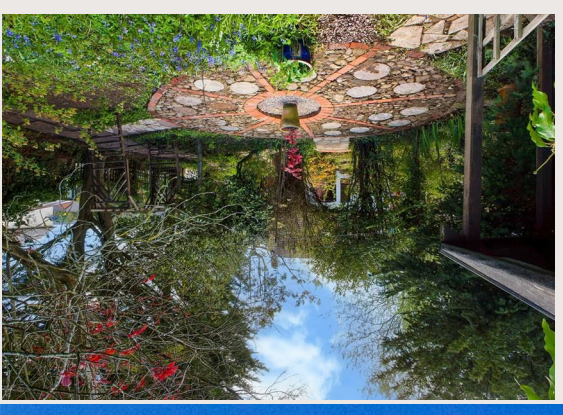


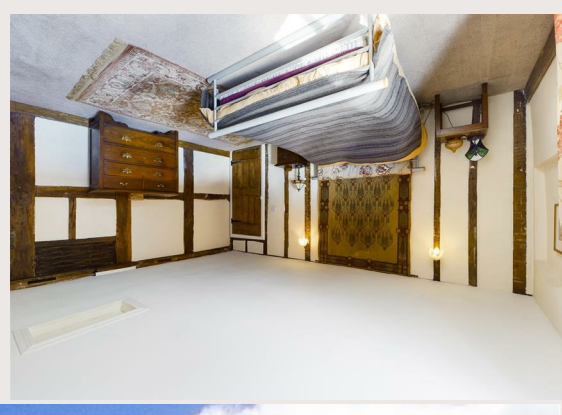














Red House and The Old Post Office, Luston, HR6 0EB

Price £399,950

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Red House and The Old Post Office
Luston

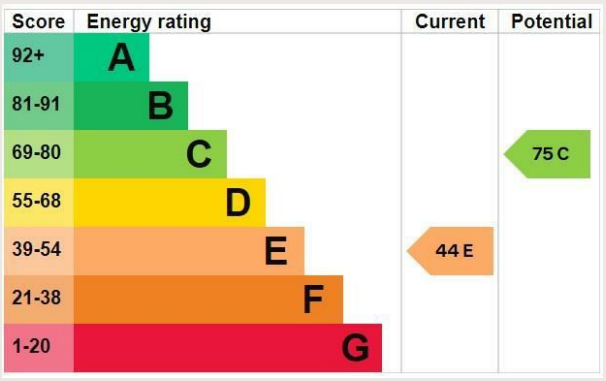
** HOUSE AND ANNEXE**
A fabulous opportunity to acquire a charming characterful detached family home, boasting an array of original features dating back to the 18th Century. The property incorporates both the Red House and The Old Post Office and offers flexible accommodation, with an arrangement for either a four bedroom spacious home, or with the option to separate the one bedroom annexe, which offers a range of potential uses for multi generation living, a work from home office or therapy space, a holiday let or let.

- Detached home incorporating one bedroom annexe
- Three/ four bedrooms
- Three reception rooms
- Cottage garden
- Off road parking
- Village location
- NO ONWARD CHAIN

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



Material Information
Price £399,950
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: E (44)
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 beautifully presented detached house is currently enjoyed as a 4 bedroom, 3 reception room family home, and offers the option to be arranged as two separate dwellings.
Situated within the popular village of Luston, the property was built around 1750 as a Yeomans's House, and up until 40 years ago was the village Green Grocers and Post Office.
The Red House as the main property, has accommodation comprising; living room, sitting room, kitchen, dining room, three bedrooms, family bathroom and cloak room. There is a small cellar with access door at the front
The Old Post Office annexe comprises; living room, kitchen, shower room, bedroom, bathroom.
The properties have separate private entrances and there is internal access between them via the first floor.

The property has been lovingly maintained by the current owners. Enjoying many original features, exposed wooden beams, wattle and daub panels, cast iron fireplaces and parquet wooden flooring. To the rear is a beautiful cottage garden, with mature trees and pretty pathways and private driveway parking.
Viewing is recommended to fully appreciate the character of this unique property.

Red House
The front door opens into a spacious and light living room, with large panelled bay window and character features of wattle and daub panels, exposed bricks, wooden beams, and original parquet wooden flooring, with a fireplace and a woodburning stove
A second spacious sitting room also has a large bay window and more original character features including wooden beams, a decorative cast iron open fireplace and a bespoke stained-glass window.
The kitchen has quarry tiled flooring, a feature cast iron fireplace and the benefit of an under-stair utility cupboard. Adjoining the kitchen is the dining room offering more exposed timbers and brick work, quarry tile flooring and the feature stained-glass window.
The first floor has exposed timbers throughout, with a small landing which leads to three bedrooms, the family bathroom and a separate WC. One bedroom is a single, there are two spacious doubles: with the main bedroom offering a fitted double wardrobe, a fireplace and access through to the annexe bedroom.

The Old Post Office
The front door opens to the living room, with an inset fireplace fitted with a gas coal-effect stove, and a staircase leading to the first floor.
A small hallway leads to the downstairs shower and cloak room, and on to the kitchen.
The shower room has been fitted as a wet room with WC, basin and a shower and has space for a washing machine.
The kitchen includes a breakfast bar, with the back door opening on to the patio area.
On the first floor there is a double bedroom with fitted wardrobe, with a door giving access through to the Red House. The bathroom is fitted with a WC, basin and half sized bath with a shower above. There is also a spacious storage area in the eaves of the landing.

Garden and parking
The cottage garden is situated to the rear with a variety of pathways, an abundance of natural habitat, and a patio area. The patio for the Old Post Office could be divided to create its own outside space, with access and privacy should it be decided to be used as a separate holiday let.
To the rear of the garden there is ornate paving, a greenhouse, a large garden bed and a wooden arbour. A rear path leads to an old out-house storage shed and the parking area which has space for two cars and could be extended for a larger driveway should you decide.

Parking is accessed by a shared private drive.

Directions
From Leominster proceed on the B4361 signposted Richards Castle continue to the village of Luston. The property is located on the right hand side just before the Balance Inn. Parking for the property is located to the side.

Services
Mains electricity, drainage and water. Oil central heating.
There is LPG gas for the oven in the main house and the fireplace in the Old Post Office.

The Old Post Office annexe has a separate postal address, electricity and water meter and telephone line.
Herefordshire Council Tax Band D, which is inclusive of The Old Post office.

Location
Located in the small rural village of Luston with local amenities include a primary school, village public house and church, more extensive facilities are conveniently located just three miles away in the market town of Leominster. The popular market town of Leominster boasts a wealth of local shops, primary and secondary schools, a weekly open air market, national supermarkets and a host of recreational facilities including the sports centre and swimming pool. The historic market town of Ludlow is approximately nine miles away which offers a wealth of amenities and facilities including Primary and Secondary schooling, leisure and sporting opportunities, supermarkets, public transport links and delightful medieval markets, antiques shops and cafés. There is prestigious private schooling nearby at Moor Park School and Lucton School just a few miles away. The village is located on a bus route to both Leominster and Ludlow.

Agents 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.

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