

Beech House, Eye Lane, Luston, HR6 0DS
Price £795,000

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Beech House, Eye Lane
Luston

An immaculately presented, detached, four bedroom country home situated within the heart of the picturesque Herefordshire countryside. The property boasts four reception rooms, three bathrooms, bespoke garage facilities with hydraulic lift and well equipped work shop area, pool room with heated pool and changing area, sweeping driveway and grounds extending to circa 2.5 acres. Call our Leominster office on 01568 610310 to view this impressive property.

FEATURES

- FOUR BEDROOM DETACHED COUNTRY HOME
- THREE BATHROOM, FOUR RECEPTION ROOMS
- SET WITHIN CIRCA 2.5 ACRES
- REMODELLED AND EXTENDED IN RECENT YEARS
- STUNNING GARDENS WITH FEATURE STONE POND & GREENHOUSE
- EXTENSIVE GARAGING WITH HYDRAULIC LIFT & WELL EQUIPPED WORKSHOP
- POOL HOUSE WITH HEATED POOL & CHANGING FACILITIES/GYM
- SWEEPING DRIVEWAY AND AMPLE PARKING OPPORTUNITY
- IMMACULATE CONDITION
- SOUGHT AFTER EDGE OF VILLAGE LOCATION

Material Information
Price £795,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: F
EPC: D (62)
For more material information visit www.cobbamos.com

Introduction

Beech House is a detached country home which has been lovingly renovated by the current vendors and is located on the outskirts of the popular village of Luston. The property has accommodation comprising; main entrance hallway, home office/library, garden room, dining room, kitchen/breakfast room, cloakroom, glazed porch, utility room, sitting room, second entrance with second cloakroom, four bedrooms (two with en-suite) and a family bathroom. The grounds extend to approximately 2.5 acres and include a sweeping, private driveway, driveway parking with turning circle, bespoke workshop and three bay garage and additional outbuildings for storage, pool house with changing room/gym, large expanse of lawn, area for growing vegetables and raised stone pond/water feature.

Property Description

Entry begins into a light and bright main entrance hallway with room for a selection of decorative furniture. To the right is a reception room with dual sections linked by an open archway. The room is currently set up as a home office/library. It has pleasant front and side aspect giving great vantage points for enjoying the front garden and any prized vehicles parked outside the three bay bespoke garage beyond. There is ample room here for an array of desks and library furniture ideal for those needing to work from home. To the left is an inviting garden room also with views of the front garden. It would make a wonderful hobby space due to its light and airy qualities or an additional sitting room which the owners currently enjoy. Adjoining the garden room is a formal dining room. The rooms are linked by a glazed door that can operate as a single opening for colder months or fold back to widen the connection between the spaces at times of visiting guests/family or warmer Summer months when cool breeze circulation is welcomed. The dining room is a good size and comfortably holds an eight-seater dining table. There is a fireplace with contemporary electric fire inserted which creates a good, central focus to the room.

From the dining room a door leads into an inner hallway where the stairs to the first floor are located with under-stair cupboard and access to the remainder of the ground floor which consists of: kitchen/breakfast room, cloakroom, glazed porch, utility room, second entrance/exit with cloakroom and inner hallway leading to a formal sitting room. The kitchen/breakfast room is lit by a number of windows with rear aspect making the space light and open. There is a good range of wall and floor units with two electric ovens (one with hob top run by LPG outside cyclinders of propane), housing for a fridge, freezer and microwave. Any keen cooks or bakers would be delighted by the amount of work top and cupboard space on offer here plus the knowledge that there is room for a breakfast table for social cooking/hosting opportunities. Leading from the kitchen to the West side of the property is access to a cloakroom with WC and hand-basin and a glazed porch with sliding glazed doors that looks out onto a raised water feature. What a lovely spot this would be for enjoying a morning coffee in light of the attraction that this area would be to visiting wildlife. Also accessed from the kitchen on the East side is a utility room. The room is well equipped with housing for the boiler, washing machine, tumble dryer, freezer and sink with a range of cupboards for storage. Linked via a small hallway from the utility is a second entrance/exit and a door leading to a quietly positioned sitting room. Having an additional entrance is ideal in any rural home particularly for busy gardeners/dog walkers or car enthusiasts who want to make direct pathways to the wash facilities. There is a cupboard here for the storage of coats/hats and outdoor footwear alongside a second cloakroom with WC and hand-basin. The sitting room completes the ground-floor of this impressive home. The age of the oldest part of Beech House is apparent here with exposed timbers and beams on show and inglenook fireplace with Clearview wood-burner. What a lovely spot for hunkering down in the Winter with roaring fire.

On the first floor are four bedrooms (two with en-suite), family bathroom and loft access. The master bedroom has generous proportions and would accommodate the largest of beds. It enjoys dual aspect with glorious views of farmland and the landscaped grounds. The en-suite has a large, modern shower cubicle with chrome fitments, WC, hand-basin, radiator and window that frames the pond and its associated wildlife. Bedroom two is a good sized double with a selection of fitted cupboards, en-suite facilities and a lovely view of the sweeping driveway to the front of the property. The en-suite has a shower cubicle, WC and hand-basin. Bedroom three is a double bedroom with built in storage and glorious views of the landscaped grounds to the front of the property. Bedroom four is a single bedroom with rear aspect. It could become a dressing room, study or additional hobby space if otherwise required. The family bathroom is comfortably sized to allow a full size bath, large shower cubicle, WC, hand-basin with vanity cupboard, chrome heated towel rail, airing cupboard with water tank and two windows.

Garden

The magnificent grounds to this home extend to circa 2.5 acres and are attractively landscaped. The majority of the grounds run either side of the private driveway and are laid to lawn with a selection of mature trees, shrubs and a variety of plum, pear, cherry and apple trees. There is an area of patio to the front of the home for alfresco dining and Summer entertainment alongside an area for growing vegetables and accompanying greenhouse and potting shed. To the West side of the property is a raised stone water feature/pond with graveled areas and bench seating opportunity.

Garage, Outbuildings, Pool House & Parking

A sweeping, private driveway runs through the centre of the landscaped grounds leading to a selection of outbuildings and impressive turning circle. The outbuildings and garage are as follows:

*A bespoke three bay garage with adjoining workshop. The workshop is well equipped with storage facility and central bench, power and lighting. It has its own WC and hand basin facility. The three bay area has three sets of double wooden doors with height appropriate for campervans. There is power, lighting, concrete base and a mechanical lift ideal for any mechanics or car enthusiasts.

*A second outbuilding of timber construction has two sections. The first has double doors, power and lighting and is ideal for garden storage. The second section is larger and also with double doors, power and lighting. This would house any larger machinery or garden equipment. There is also a wood store.

*Pool House with two sections. The first having light and power and being ideal as a changing room or gym. The second houses a heated indoor swimming pool with French doors that open out onto the private garden space.

There is room for the parking of several vehicles.

Services

Mains electricity and water.
Oil heating.
Septic Tank.
Tenure: Freehold
Herefordshire Council Tax Band F

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 2 Mbps 0.3 Mbps Good
Superfast 47 Mbps 8 Mbps Good
Ultrafast 1800 Mbps 1000 Mbps Good
Networks in your area - Gigaclear, Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

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

Location

The small rural village of Luston has a range of local amenities including a primary school, village public house and church and is conveniently located just three miles away from the market town of Leominster. The popular market






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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 are several prestigious private schools nearby (Moor Park and Lucton School just a few miles away). The village is located on a bus route to both Leominster and Ludlow.

What3words

What3words:///relatives.bombard.imparts

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.

DIRECTIONS

Take the B4361 out of Leominster town and head for the village of Luston. Pass The Balance Inn on your right and take the next turning on your right onto Eye Lane. The driveway for the property can be found on your left hand side before you reach Cawley Village Hall.








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Ground Floor Building 1





Floor 1 Building 1

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Approximate total area(1)

2196 ft²

204 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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