



Station House, Eye, Nr Luston, HR6 0DT  
Price £575,000

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LAND & NEW HOMES





# Station House, Eye, Nr Luston

A rare opportunity to own a unique Station House on the outskirts of the popular village of Luston. Nestled within the rural Herefordshire landscape with no near neighbours and your own private 'train spotting' platform. Once the private station for the Lord and Lady of Berrington Hall, Station House has been thoughtfully developed and presented by its current owners who have created a really comfortable and inviting home with a sympathetic nod to the past. With a total plot of 1.13 acres, landscaped grounds, pony paddock, gated driveway and ample parking, this is a home that we highly recommend viewing.

## FEATURES

- VICTORIAN STATION HOUSE
- ACTIVE RAILWAY LINE
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- 1.13 ACRES
- OUTSKIRTS OF POPULAR VILLAGE
- NO NEAR NEIGHBOURS
- STATION PLATFORM AND TICKET OFFICE WITH ORIGINAL PANELLING AND TICKET HATCH
- STABLES/FIELD SHELTER/PONY PADDOCKS
- SUMMERHOUSE

## Material Information

**Price** £575,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** E (39)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Introduction

The Victorian Station House at Eye consists of the following accommodation: four bedrooms, family bathroom, shower room, laundry room, kitchen/breakfast room, dining room, reception room/snug, study, sitting room and conservatory. The grounds extend to 1.13 acres and boast: landscaped gardens, vegetable plot, paddock, stabling, field shelters, workshop, driveway approach, ample parking and station platform.

Property Description

Station House has the most wonderful bright and airy kitchen with a variety of wall and floor cupboards, black quartz worktops, waist height ovens, integrated fridge, freezer and dishwasher. Further benefits being: sink with a super view across the mature grounds currently displaying flumes of vibrant plant colour, a standalone island that can be manoeuvred to a position of choice and room for a breakfast table and chairs. A true country kitchen with classy, modern overtones. For those desiring a separate formal dining room-the layout here provides just that with a view over the railway line and an adjoining snug/reception room for guests to retire to for that evening tipple. Adjoining here is the converted Ticket Office currently used as a study with the fourth bedroom being situated in the next room and benefits from having a WC attached, but could also become a home office or hobby space. Station House benefits from having an additional sitting room with attractive fireplace and adjoining conservatory which provides 180 degree views of the generous grounds. Completing the ground floor is a laundry room where the boiler is housed and a ground-floor shower room.

On the first floor are three bedrooms and a family bathroom. The master bedroom has a rear aspect over grounds and ample room for a selection of bedroom furniture. Bedroom two is a double with rear aspect and also accommodates a variety of bedroom storage furniture. Bedroom three has super countryside views and is a really inviting room with sunny aspect. It is a good sized double. The family bathroom is a real 'room with a view'. It enjoys a full size bath with shower head attachment and has the following attractive detailing: double chrome towel rail, neutrally toned styling and basin unit for additional storage.

Garden

The grounds of Station House circa 1.13 acres and are made up of: garden, vegetable patch and pony paddocks. Each are well maintained with good quality fencing and landscaped borders. The garden has swathes of mature planting, pergolas laden with healthy climbers, patio areas both shaded and sun kissed, a summerhouse with glorious countryside views and an established vegetable plot coupled with a greenhouse. All are private with no near neighbours.

Garaging & Parking

The approach to Station House is via a graveled driveway with gated entry. There is parking for several vehicles and much room for the parking of motorhomes/caravan.

- The property has the following:
- \* An open bay structure for the storage of garden equipment
  - \* Two bay field shelter
  - \* Three Stables and Tack room - One currently used as a workshop
  - \* Summerhouse

Services

Mains water and electricity, oil central heating and septic tank.  
Tenure: Freehold  
Herefordshire Council Tax band E

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 1 Mbps 0.3 Mbps Good  
Superfast 34 Mbps 6 Mbps Good  
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Airband, Gigaclear, Openreach  
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

5G is predicted to be available around your location from the following provider(s): EE. Please note that this predicted 5G coverage is for outdoors only.  
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Limited None  
Vodafone Limited Limited

5G is predicted to be available around your location from the following provider(s): EE. Please note that this predicted 5G coverage is for outdoors only.  
Source: Ofcom Mobile 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 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:///nervy.fuzz.mimes

**Agent's Note**

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

**Agent's Note**

Station House is located next to an active railway line as it is an old station master's house.

If you wish to have further details on the property or would like to look at some history then please take a look on their Facebook page:  
[https://www.facebook.com/people/Berrington-and-Eye-Station/61565346344334/?rdid=m0tiJXwqk7B117f&share\\_url=https%3A%2F%2Fwww.facebook.com%2Fshare%2F1HuUFYAk5%2F](https://www.facebook.com/people/Berrington-and-Eye-Station/61565346344334/?rdid=m0tiJXwqk7B117f&share_url=https%3A%2F%2Fwww.facebook.com%2Fshare%2F1HuUFYAk5%2F)

**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 property can be found on your right hand side just up from Cawley Village Hall and alongside the railway line.











Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

1624 ft<sup>2</sup>  
150.8 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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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