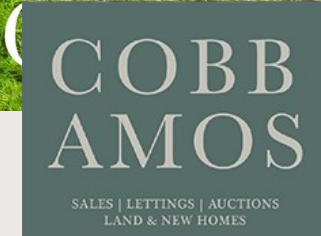




**Granary Cottage, Eye Lane, Luston, HR6 0DU**  
**Price £375,000**



# 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

## Material Information

**Price** £375,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** E (46)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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



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 fittings. 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

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

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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