5 Farm Court, Lucton, HR6 9PQ

Price £330,000

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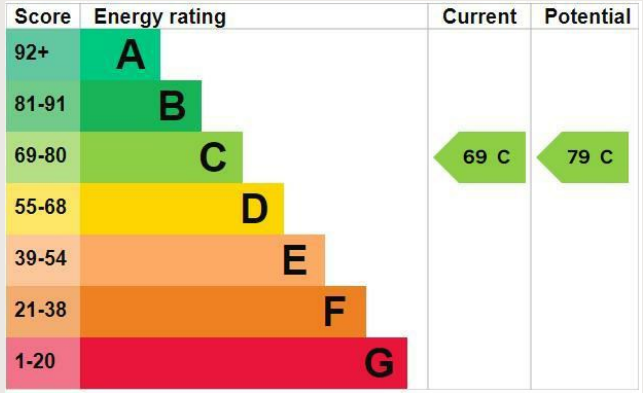
5 Farm Court
Lucton

5 Farm Court is a charming barn conversion nestled in the rural heart of the village of Lucton. The property boasts three bedrooms, garage, parking and a wonderful private garden to the rear. Please call 01568 610310 today to arrange a viewing of this well maintained home.

- RURAL BARN CONVERSION
- NEUTRALLY DECORATED & WELL MAINTAINED
- THREE BEDROOMS
- PRIVATE & SECURE GARDEN
- PARKING
- VILLAGE LOCATION

Material Information
Price £330,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: C (69)
For more material information visit www.cobbamos.com



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
Situated within the village of Lucton is this fabulous barn conversion. The property has accommodation comprising; entrance hall plus inner hallway, sitting room, kitchen/dining room, cloakroom, three bedrooms, and a family bathroom.

Property Description
Entry begins into an entrance hallway that gives an immediate glimpse into the property's delightful rear garden. To the right is a cloakroom and to the left is an inner hallway with stairs to the first floor and access to the sitting room and kitchen/dining room.
* The cloakroom has a WC, hand basin, tiled floor and radiator.
* The inner hallway has a window to the front, a useful under-stair cupboard, radiator and the floor is carpeted here.
* The sitting room is dual aspect with views to the front and double doors opening out onto the lovely, private rear garden with connecting patio area. A lovely feature of this room is a brick fireplace with stone hearth and inset wood-burner.
* The kitchen/dining room is generously proportioned with double doors leading out onto a patio area to enjoy the beautiful landscaped garden that this property enjoys. The kitchen has a range of wall and floor units in a timeless wood finish with electric oven and hob top, pan drawers and integrated fridge/freezer. There is space for a table and chairs and dresser or comfortable seating here making the room ideally suited for entertaining/sociable cooking.

On the first floor are three bedrooms and a family bathroom set within the eaves of the home. The landing is lit by a velux roof light and benefits from having cupboard storage. Bedroom one is a generously sized double with two sets of velux roof lights. Bedroom two is also a double with velux roof light and bedroom three has been fitted with built-in storage so would lend itself to becoming a dressing room, study or single bedroom. The family bathroom has a bath with shower over, WC, hand-basin and heated towel rail.

Garden
To the front of the property is an attractive brick framed border with a variety of mature shrubs and plants and steps leading to the front door that sits under a canopy.

To the rear of the property and accessed from the sitting room or kitchen/dining room is a private and secure garden. Immediately adjoining these access points is an area of paving slabs for alfresco dining/bench seating and connecting to the slabs is a graveled area with path that runs to a picket fence at the far end. The picket fence adjoins a neighbouring field providing a rural and private backdrop. There is mature planting, lawn and some lovely trees for sections of shade and interest.

Garage & Parking
The property benefits from having a single garage with parking in front. There is also an area of communal parking to the front of the property.

Services
Mains water and electricity.
Septic tank/biodisc drainage.
Oil central heating.
Tenure: Freehold
Herefordshire Council Tax Band D
£50/month service charge to Farm Court, Lucton (Limited Company) to look after the communal areas, maintenance and service of septic tank, cutting hedges, tidying courtyard and laying new stone when required. All households have 1 share in 7 in the Ltd Company.

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 2 Mbps 0.4 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 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 property is located in the rural village of Lucton. Local amenities include the near by Primary School at Kingsland and private school at Lucton. More extensive facilities are conveniently located just three miles away in the market town of Leominster. 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.

What3words
What3words:///procures.dolly.assorted

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.

DIRECTIONS
Leave Leominster on the B4360. Proceed for approximately 1 mile turning right at the signpost for Kingsland; proceed through the village and at the junction with the A 4110 turn right. At Mortimer's Cross turn right on to the B4362 and then after a short distance turn right at the War Memorial into Lucton village. Follow Lucton Lane and the entrance to farm Court is on your right hand side.

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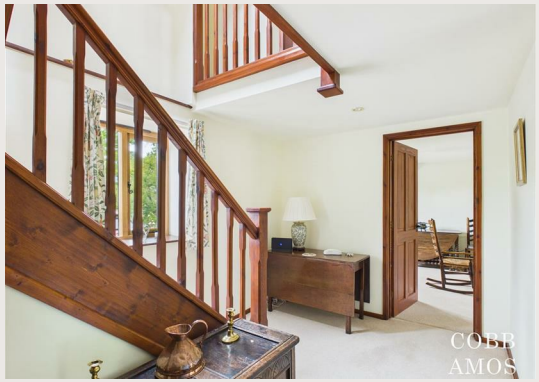
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