



South Lodge, Lucton, HR6 9PF
Offers Over £495,000

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South Lodge, Lucton

This detached cottage in sought after Lucton with an abundance of character throughout as well as gardens looking out onto beautiful Herefordshire countryside with a superb shepherds hut, which offers additional accommodation as well as a beautiful and functional space to enjoy the surroundings and views. Coming to the market in ready to move into condition with early viewing considered essential in order not to miss out.

FEATURES

- CHARACTERFUL PROPERTY
- LARGE GARDEN
- READY TO MOVE INTO
- GRADE II LISTED
- COUNTRYSIDE VIEWS

Material Information

Offers Over £495,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com



Introduction

This delightful grade II listed property sits in 0.3 acre gardens in the rural hamlet of Lucton. The accommodation comprises; porch, living room, dining room, kitchen/breakfast room, two double bedrooms and bathroom. The property as a range of original features as well as quality fixtures and fittings throughout. Other benefits include, oil heating, secondary and double glazing and ample parking.

Property Description

Cast iron gates open a parking area where you approach the charming property. The solid door opens into the porch where there is space for coats and boots and an internal original wooden door opening into the living room here you are greeted by oodles of character and charm which carry on throughout this beautifully renovated home. The living room is neutrally decorated, has dual aspect leaded windows, solid wooden floorboards and built in storage cupboards as well as a clearview stove. The solid wooden floorboards continue into the dining room which could also be used as a bedroom three, providing ample space for a dining table and dresser and has an open fireplace. The kitchen creates a fantastic space for entertaining whilst cooking with a snug area which has a brick fireplace with inset clear view wood burning stove. There are bespoke Russel Alexander wooden kitchen base units, a Belfast sink, space for an Aga or Range cooker which is available subject to separate negotiation, space for a fridge freezer and washing machine. The solid wooden floorboards continue into the hallway leading to the bedrooms and bathroom. Bedroom one is a double with fantastic views over the garden and Croft castle grounds. Bedroom two is also a double with a window to the garden. The bathroom is fitted with a white two piece suit with shower over, tiles floor and a chrome towel rail, there is a separate white wc and sink.

Garden

The fully enclosed garden wraps around the property and is well stocked with a wealth of established trees including apple and pear trees, flowers and shrubs. There is a patio area with space for outside entertaining and dining in the summer months.

Shepherds Hut & Workshop

An attractive feature of this cosy home is the highly functional and comfortable shepherds hut cleverly positioned in the garden providing ancillary accommodation as well as another space to relax in the garden whilst enjoying the surroundings. Also in the garden is a large and useful workshop.

Garage & Parking

The property is approached through double cast iron gates and a pedestrian gate to the side. There is ample space for parking a number of cars.

Services

Mains water and electricity are both connected to the property. Oil heating. Septic tank. Council Tax Band D.

Location

The property is located on the edge of the small 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:///passw0rds.noisy.rehearsal

Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 4 Mbps 0.5 Mbps Good
Superfast 48 Mbps 8 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Openreach, Gigaclear
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.
You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area: EE
Source: Ofcom Broadband Checker

Indoor Mobile Coverage

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

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

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

Source: Ofcom Mobile Checker





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

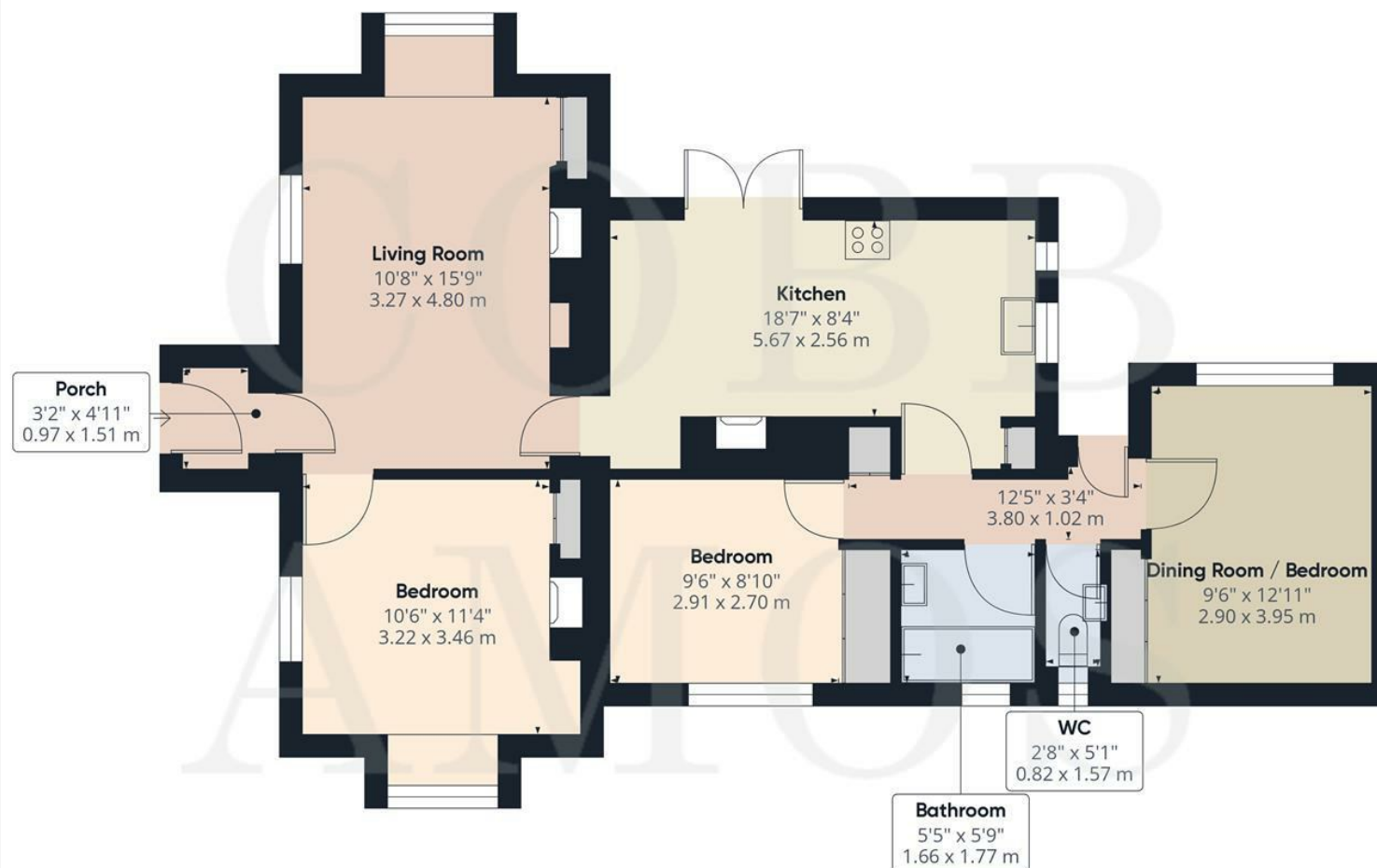
There is a right of access in favour of Croft Castle through to an adjoining field for the purpose of extracting timber only.

DIRECTIONS

Leave Leominster via Bargates and at the Barons Cross junction bear right on to 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 South Lodge is the third property







Ground Floor Building 1

Approximate total area⁽¹⁾

815.36 ft²

75.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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