

Lewiswych Farm, Lyonshall with 1.2 acre garden, HR5 3JJ
Price £625,000

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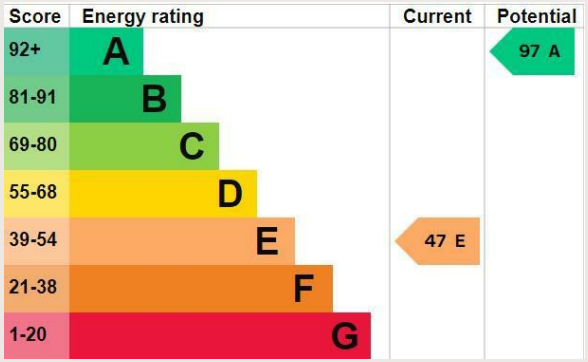
Lewiswych Farm,
Lyonshall with 1.2 acre garden

HOUSE, BARN AND LAND
An impressive, four bedroom, Georgian family home with a large brick built barn which could be converted STPP, 1.2 acres of ground and situated within a rural position. The property boasts high ceilings and light accommodation, surrounded by views of orchards and blackcurrant fields. The property is offered with NO ONWARD CHAIN.

FEATURES

- Detached Georgian home
- Detached brick barn offering development potential
- 1.20 acres of grounds
- Four bedrooms
- Rural location
- NO ONWARD CHAIN

Material Information
Price £625,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: E (47)
For more material information visit www.cobbamos.com



Introduction

Situated on the outskirts of the village of Lyonshall, in a rural position is this Georgian family home with barn and 1.20 acres of land. The property comprises; entrance hall, living room, kitchen, dining room, study, cellar, four bedrooms and a family shower room. There is a brick built barn and variety of outbuildings, 1.2 acres of garden and parking. The property has views of the countryside surrounding it.

Property Description

The front door opens into the entrance hall where you are immediately greeted by high ceilings and light accommodation which flows throughout the home. The entrance has parquet flooring, the staircase to the first floor and access to all primary rooms. To the right is the living room. There are dual aspect windows and a feature fireplace giving a cosy focal point to the room. The dining room has ample space for a dining table and chairs as well as a dresser. There are dual aspect windows, a fireplace and an opening to the study. This could be used as a home office, snug or family room. The kitchen is fitted with wall and base units, a stainless steel sink, Rayburn and eye level cooker. There is space for a washing machine and fridge. The staircase rises to the first floor landing where there is space for decorative furniture. Each bedroom has beautiful view of the surrounding country side from different aspects. Bedroom one is a generous double with a feature fireplace and dual aspect windows. Bedroom two, three and four are al double bedrooms with bedroom two having a built in wardrobe. The family shower room is fitted with a WC, basin and shower cubicle.

Barn and Outbuildings

Next to the house is a brick built barn which is a substantial size and could be converted into a three/four bedroom house subject to the necessary planning permissions and is currently used for storage. There are character features such as an original fireplace and each room is a great size with access. In addition there are a number of outbuildings used for storage.

Garden

The grounds measure 1.20 acres, is currently laid to lawn and is flat. There are a variety of mature trees, shrubs and plants. There is a pond. Surrounding the house are some pretty, colourful flowers. The garden could be separated and used as a small paddock for a pony.

Services

Mains electricity and water are connected. Oil fired Rayburn. Gas heating. Private drainage (TBC)
Herefordshire Council Tax Band D

Location

Located in the idyllic rural hamlet of Lewis Wych, close to the sought after village of Lyonshall which offers a church, village hall, children's playground and garden centre, surrounded by countryside ideal for walking and outdoor activities. Situated less than three miles from the well served town of Kington, which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. It is approximately 17 miles to Hereford and 12 miles to Leominster.










Directions

Exit Leominster via Bargates, passing Morrisons supermarket on the left, at the fork in the road turn left signed A44 Rhayader continue along this road, turning right signed A44 Pembridge, pass through the village of Pembridge heading towards Kington. Upon entering the village of Lyonshall turn right, signposted Whittern and Titley. The turning is opposite a field of orchards, Continue along this road for approximately one mile, as you come to a small triangle turn right and you will see the property in front of you. Take the lane to the right and the driveway will be found on your left hand side.

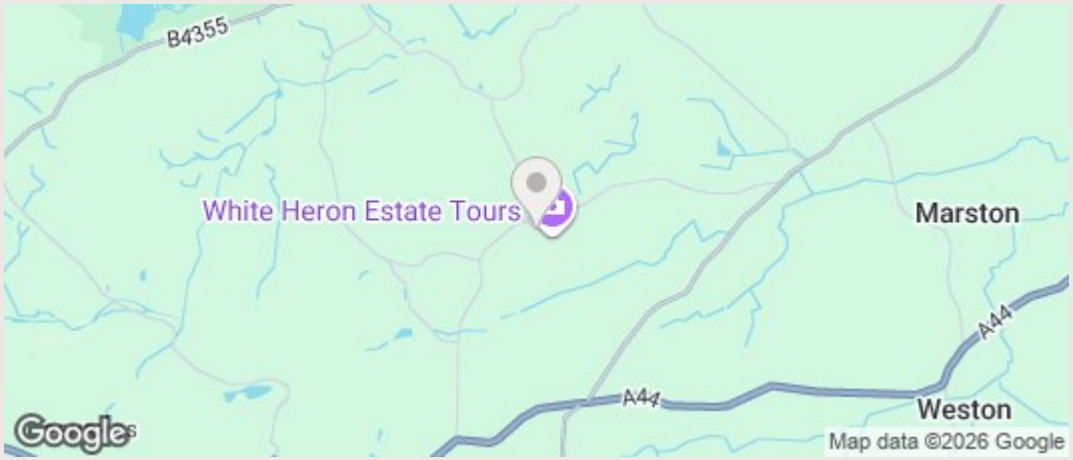
Agents Note

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.

what3words

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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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