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**The Oast House, Luston, HR6 0AP**  
**Price £260,000**



# The Oast House Luston

A beautifully presented, two double bedroom barn conversion boasting oodles of character and charm. The property is situated in the village of Luston, just 3 miles from the market town of Leominster and 9 miles to the ever more popular Ludlow. There is a decorative front garden adding to the tremendous 'kerb appeal' of this pretty red brick with oak detail home. In addition, the property has parking for two cars, double glazing and oil heating. The Oast House would be an ideal purchase for those wanting to create a 'Holiday Home', First Time Buyers or those looking to downsize. Viewing is highly recommended to appreciate this pretty property and all it has to offer.

- GRADE II LISTED BARN CONVERSION
- SOUGHT AFTER VILLAGE OF LUSTON
- SHORT DRIVE TO THE MARKET TOWNS OF LEOMINSTER & LUDLOW
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- FRONT GARDEN
- SPACIOUS KITCHEN/DINER
- TASTEFULLY STYLED

## Material Information

**Price** £260,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** C (70)

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             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | 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

A Grade II listed barn conversion on the edge of the popular village of Luston combining character with contemporary living. The accommodation consists of the following: entrance hall, kitchen/diner, sitting room, two double bedrooms and bathroom.

Property Description

Entry begins into an entrance hall with double glazed doors and two staircases, one being to the first floor sitting room and bedroom accommodation and a second leading down to a kitchen and dining room. There is room here for a decorative bench to remove muddy footwear after returning from a walk across the fields and space for the hanging of coats and hats. The charm of this barn conversion is clear from this very early introduction with a scattering of exposed beams, tall ceiling and feature alcoves/shelving. The staircase to the right leads to a first floor sitting room. The charm continues here with a wall of exposed red brick, tongue and groove paneling, some beams left exposed and a recessed feature shelf with exposed red brick and lighting. Below the sitting room and accessed from the entrance hall by stairs on the left is an attractive kitchen/diner with rear aspect. There is a modern range of wall and floor units with oak worktops that blend well with the tasteful country vibe of this welcoming home. The kitchen is well equipped with an electric oven and hob top, housing for a fridge, freezer and washing machine and room for a table and chairs plus dresser furniture. The alcove with tongue and groove finish, wooden floor and internal glass feature make this room a really inviting space for rustling up meals at any time of the day.

On the floor above the sitting room is the bedroom floor with a reading nook landing, two bedrooms and a bathroom. The landing is lit by a velux window and thus a pleasant area for reading a book or two. The stair well is lit by intermittent lights above the tread wells showing lovely attention to detail. Bedroom one is also lit by a velux window and sits within the eaves of the property like all rooms on this floor. It is a double bedroom with room for a selection of bedroom furniture. Bedroom two is also a double, lit by a velux rooflight and has an alcove for hanging storage. The bathroom has a modern and attractively styled suite with bath and shower over, hand basin with vanity housing, WC and chrome towel rail.

Garden & Parking

The garden is to the front of the property and has pathways of decorative chippings demarcating areas for a bistro table set and plant pots (over-spilling with cottage planting to add colour and interest). Just before the garden is parking for two vehicles allowing easy and flat access to the main entrance.

Services

Mains electric, water and drainage.  
Oil Fired Central Heating  
Septic Tank  
Tenure: Freehold  
Herefordshire Council Tax Band C  
Grade II Listed

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 1Mbps 0.3Mbps Good  
Superfast 44Mbps 8Mbps Good  
Ultrafast --Not available --Not available Unlikely

Networks in your area - 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 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:///palm.treetop.spades

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

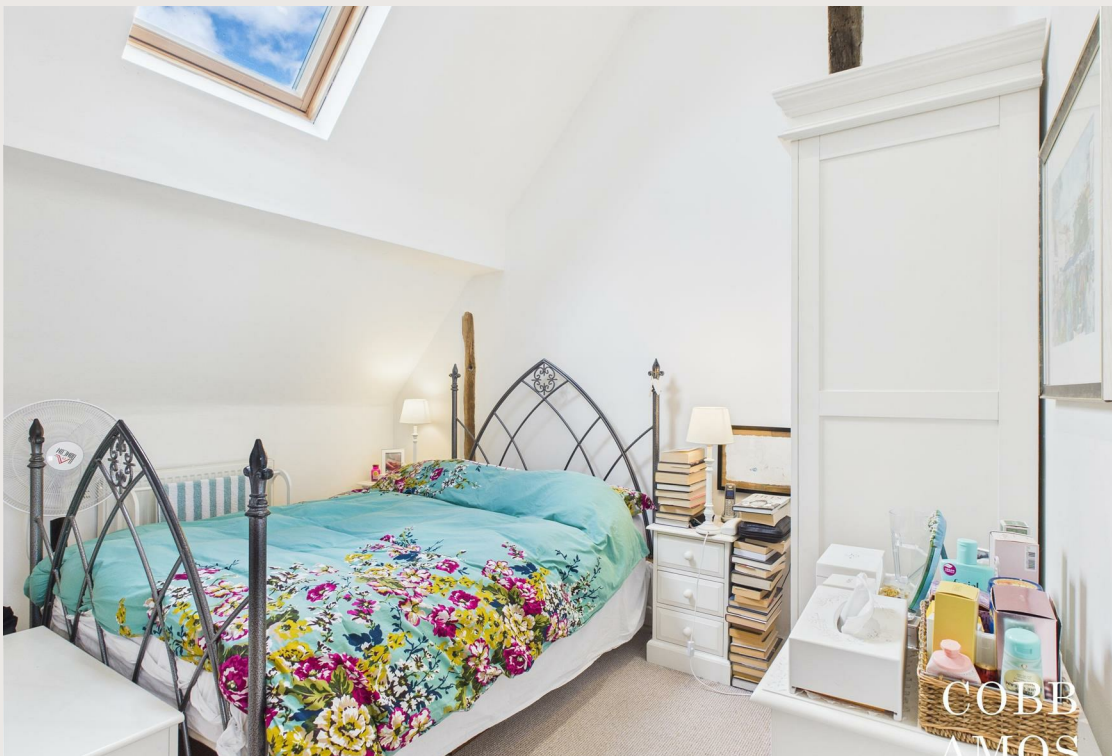
From Leominster proceed north on the B4361. After approximately 2.5 miles, immediately after the 30 mile an hour sign the property is located on the right hand side.







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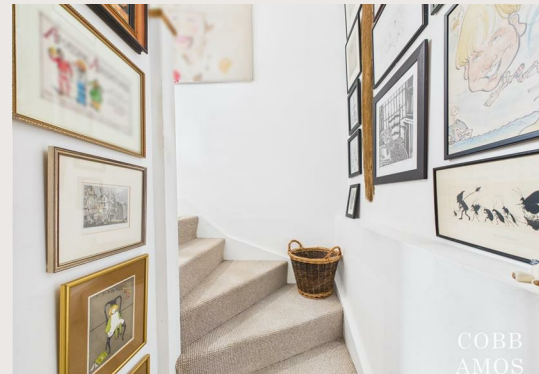
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