



2 Cotts Farm, Lugwardine, Hereford, HR1 3ND



Sunderlands
Residential Rural Commercial



**2 Cotts Farm
Lugwardine
Hereford
HR1 3ND**

Summary of Features

- Detached barn conversion
- Five bedrooms
- Four reception rooms
- Sought after location
- Immaculately presented
- Private garden, garaging and parking

Asking Price £900,000

Positioned on the edge of the charming village of Lugwardine, Hereford, this stunning barn conversion blends period character with modern living. Spanning an impressive 4,127 sq ft, the beautifully presented home offers generous space, ideal for family life or entertaining. The property features four reception rooms, providing plenty of space for relaxing and socialising, along with five spacious bedrooms for family and guests. Two well-designed bathrooms ensure comfort and convenience. A flexible layout allows the home to adapt to a variety of needs, whether as a home office, playroom or additional guest space. The outdoor space has also been beautifully landscaped, creating an attractive and private setting. Surrounded by picturesque countryside and a welcoming community, Lugwardine is a wonderful place to call home. Overall, this exceptional barn conversion presents a rare opportunity to own a spacious and characterful property in a highly desirable setting.

Location

Lugwardine, together with the adjoining village of Bartestree, enjoys a wide range of local amenities. These include highly regarded primary and secondary schools, a local shop, a traditional chip shop, and two welcoming public houses/restaurants. For those who commute or wish to visit the city, there is also a regular bus service to and from Hereford City. Both villages are surrounded by an excellent network of public footpaths, making the area particularly appealing for those who enjoy countryside walks and outdoor living.

Accommodation

Open Plan Living/Dining

The open-plan living and dining space forms a stunning central hub of the home, a beautifully light-filled area designed for both everyday living and effortless entertaining. With a striking glass frontage and double doors opening out onto the garden, the room enjoys a seamless connection between the indoors and outdoors, allowing natural light to pour in and offering peaceful views across the garden throughout the day. Currently used as the main entrance to the home, this welcoming space immediately sets the tone, creating a warm and sociable atmosphere as you step inside. From here, you can conveniently access the principal rooms of the house, making it a natural gathering point for family and guests alike. The room flows effortlessly into the

open-plan kitchen via elegant bi-fold doors, providing flexibility for modern living. Open them fully to create one expansive entertaining space, perfect for hosting dinner parties or family celebrations, or close them for a more intimate and cosy setting. Whether enjoying relaxed mornings overlooking the garden or lively evenings with friends, this versatile space truly sits at the heart of the home.

Open Plan Kitchen

Continuing seamlessly from the living and dining space, the open-plan kitchen forms a natural extension of this sociable area, creating a wonderful flow for modern family life and entertaining. Designed to be both practical and inviting, the room offers ample space not only for cooking but also for relaxed seating, making it easy to stay connected with family or guests while preparing meals. A breakfast bar provides the perfect spot for casual dining, morning coffee, further enhancing the kitchen's role as the heart of the home. The kitchen itself is fitted with a range of modern wall and base units, offering plenty of storage while maintaining a clean, contemporary feel. Integrated appliances include a Britannia gas range cooker, inset sink, and drainer, dishwasher, fridge freezer and wine cooler, combining style with functionality for everyday convenience. Characterful touches such as a striking brick and timber feature wall and exposed beams add warmth and personality, beautifully blending rustic charm with modern living. A stable door to the front of the property provides additional access.

Living Room

One of the standout features of this home is the wonderful living room, a beautifully balanced space that combines character, comfort and natural light. Generous in size, it provides the perfect setting for relaxing evenings with family or for hosting guests in a warm and inviting atmosphere. At the heart of the room sits a striking brick fireplace surround, complete with a wood-burning stove that creates a cosy focal point and adds a real sense of charm, particularly during the cooler months. The room enjoys excellent natural light thanks to two sets of double-glazed windows to the front of the property, while two sets of patio doors open directly onto the garden at the rear. This impressive reception room offers a wonderful sense of space and versatility, making it a true highlight of the home.



Snug

Positioned centrally within the home, the snug offers a wonderfully versatile space that can easily adapt to suit a variety of needs. Set just off the main living room, it provides a quieter and more intimate setting, making it an ideal retreat within the heart of the property. This flexible room lends itself to a range of possibilities, whether used as a cosy reading room, a home office, a playroom for younger family members, or even a peaceful space to unwind away from the main entertaining areas.

Reception Hall

The reception hall is a bright and welcoming space, benefitting from its front aspect which allows natural light to fill the area throughout the day. More than simply a passageway, it offers a useful additional space within the home. This area could easily be utilised as a quiet reading nook, a small home working area, or adapted to suit a variety of needs.

Inner Hallway

The inner hall provides a natural connection between the main entertaining areas and the other parts of the home, creating a practical and well-flowing layout throughout the ground floor. Centrally positioned, it allows easy access between the principal rooms while maintaining a sense of separation where needed. A beautiful oak staircase rises from this space to the first floor, adding a touch of character and craftsmanship while serving as an attractive focal point within the hall.

Office

The office is a well-positioned and quiet area of the home, offering an ideal space for working or studying. Set away from the main living areas, it provides a peaceful environment that is well suited to focused work. Fitted cabinets offer useful storage, helping to keep the space organised and practical, while a rear aspect window overlooks the garden, bringing in natural light and providing a pleasant outlook.

Utility and WC

Finally, the ground floor is completed by a practical utility room and adjacent WC, adding further convenience to the home. The WC is fitted with a low-level toilet and a modern wash hand basin. The utility room is fitted with matching wall and base units, providing additional storage and workspace, along with a sink and drainer unit and space for further white goods. A stable door leads out to the front garden, offering easy external access and making it a useful space for laundry and day-to-day household tasks.

First Floor



Bedroom One, Dressing Room and En-suite

Bedroom one is a beautiful and characterful main bedroom, enjoying a light and airy feel with windows to both the front and rear aspects, allowing natural light to flow through the space. Exposed timbers add charm and warmth, enhancing the room's sense of character while creating a relaxing and inviting atmosphere. The bedroom benefits from a walk-in dressing area fitted with wardrobes, providing excellent storage and a practical space for everyday use. This area leads through to a private en-suite shower room, fitted with a walk-in shower cubicle, WC and wash hand basin, with a Velux window above allowing natural light into the room.



Bedroom Two

Bedroom two is a generous double bedroom, offering a comfortable and well-proportioned space. The room benefits from a rear aspect window along with a Velux window, allowing plenty of natural light to fill the space throughout the day. Two fitted cupboards/wardrobes provide useful built-in storage, while there remains ample room for additional freestanding furniture such as drawers or bedside tables, making it a practical and versatile bedroom.



Bedroom Three

Bedroom three, much like bedroom two, is a generous double bedroom offering comfortable and flexible accommodation. The room benefits from both a Velux window and a side aspect window, allowing natural light to brighten the space. A fitted storage cupboard provides useful built-in storage, while there is still ample room for additional bedroom furniture, making it a practical and well-proportioned room.

Bedroom Four

Bedroom four is another well-proportioned double bedroom, positioned centrally on the first floor. The room benefits from two windows to the front aspect. There is ample room for freestanding furniture such as wardrobes, drawers and bedside tables, making it a comfortable and versatile bedroom suitable for a variety of uses.



Bedroom Five

Bedroom five is the smallest of the double bedrooms but still offers a comfortable and practical space. The room includes a fitted wardrobe for convenient storage, while still providing space for additional bedroom furniture if required. A side aspect window allows natural light into the room, creating a bright and pleasant environment suitable for a bedroom, guest room or study.



Bathroom

The family bathroom is fitted with a four-piece suite, comprising a bath tub, separate walk-in shower cubicle, WC and wash hand basin, offering both practicality and comfort for everyday use. A Velux window above allows natural light to fill the space while also providing ventilation, creating a bright and airy bathroom.

Outside

Outside is another standout feature of this home, with beautifully landscaped gardens to both the front and rear creating a wonderful setting around the property. The grounds are fully enclosed by a mixture of attractive stone and brick walling along with panelled fencing, providing both privacy and a sense of character. The gardens have been thoughtfully planted with a wide variety of established plants, shrubs and trees, which come together to create a vibrant and colourful outdoor space throughout the seasons. Carefully arranged borders and greenery add depth and interest, making the garden a pleasure to enjoy all year round. Patio seating areas provide the perfect places to relax and entertain outdoors. Whether enjoying a quiet morning coffee, al fresco dining in the warmer months, or gathering with friends and family on summer evenings, these spaces allow you to fully appreciate the beauty and tranquillity of the surrounding gardens. Further enhancing the outdoor space is a double garage along with an adjoining outbuilding that has previously been used as a games room. This additional space offers excellent flexibility and could easily be adapted to suit a variety of uses, such as a home office, studio, gym, or hobby room depending on individual needs. Private parking is also available to the front of the garage and outbuilding, providing convenient off-road parking.

Services

All mains services are connected to the property.

Council Tax Band

Herefordshire council tax band - F

Tenure

Freehold.



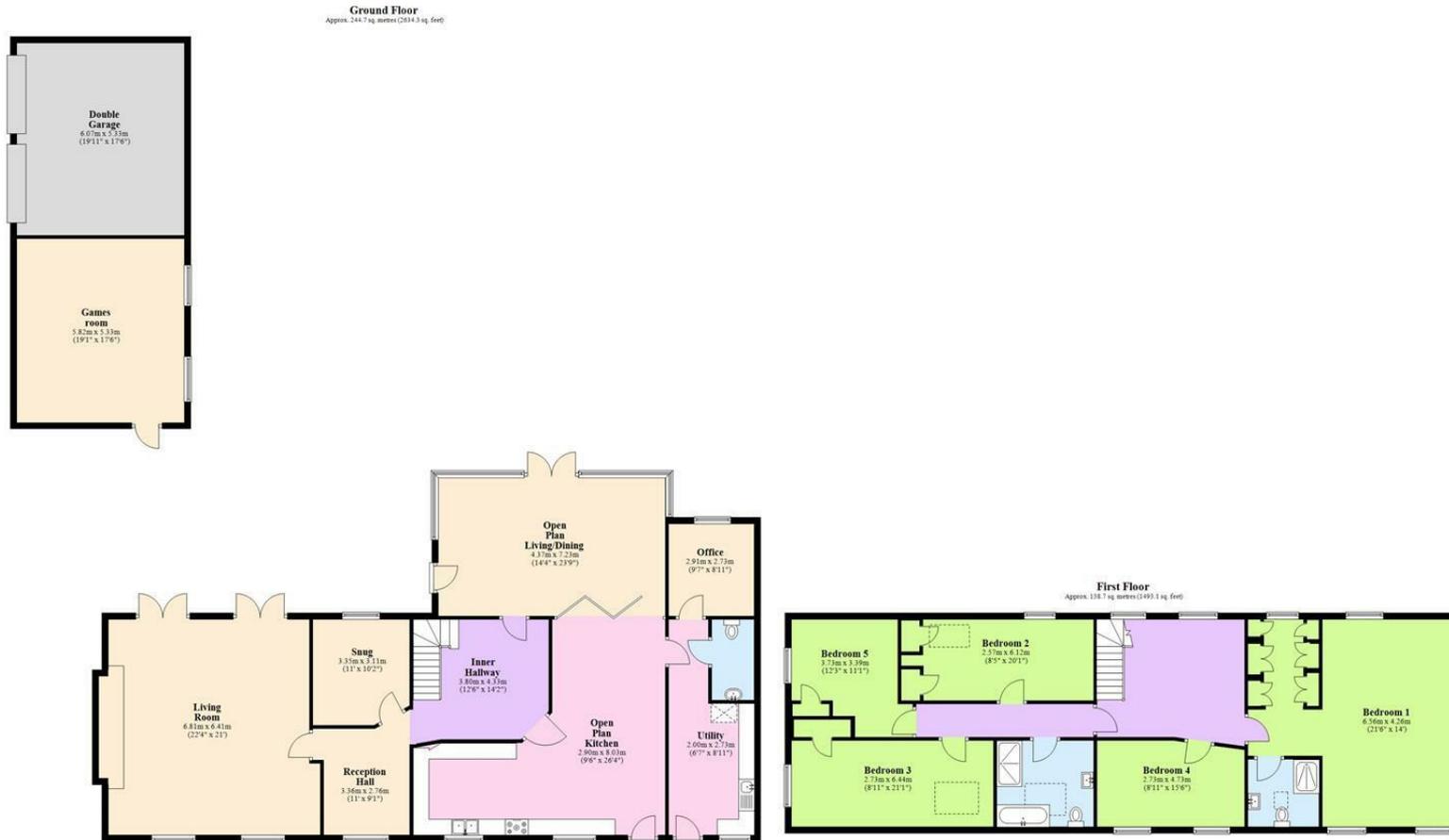


Directions

Proceed out of Hereford along Aylestone Hill and continue to the roundabout. Take the third exit onto the A4103, signposted towards Worcester. Follow this road for just over a mile before taking the right-hand turning towards Lugwardine onto Cotts Lane. After a few hundred yards, turn right onto a private road leading down towards the property, which will then be found on the left-hand side.

Anti-money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



Total area: approx. 383.5 sq. metres (4127.4 sq. feet)

Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.