



The Granary 1 Upper Court, Luston, Leominster, Herefordshire HR6 0AP

Charming 3 Bed Detached Grade II Listed Former Granary

Asking Price £485,000



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Luston
Leominster
Herefordshire
HR6 0AP
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LOCATION

The Granary is located on the fringe of the North Herefordshire village of Luston. This pretty village has an active local community with amenities to include an excellent pub and a primary school, and is set just two miles from the market town of Leominster. The town offers a good range of facilities including traditional High Street shops, supermarkets, primary and secondary schools, doctor and dental surgeries and good transport links to include both bus and railway stations. The larger Cathedral City of Hereford is located approximately 18 miles to the south, with the popular South Shropshire town of Ludlow just 15 minutes' drive away.

BRIEF DESCRIPTION

Converted from the former Granary, this delightful detached property offers a wealth of character and charm throughout. Approached from a gated pathway the front door opens to the reception hallway with ceiling light, radiator, power points and telephone point fitted and doors off to all rooms. The spacious family living/dining room has a double glazed window to the front elevation and further double glazed, double doors opening out to the private, enclosed courtyard garden area to the side. Forming a lovely central feature to the room is a brick inglenook style fireplace with an oil fired, coal effect stove set on a raised stone hearth. The kitchen/breakfast room is again a good sized room with the kitchen offering a range of matching, wood fronted base and wall units, with ample work surfaces with inset sink and tiled splash backs. There are appliances to include an electric hob with extractor hood above, separate electric oven below, integrated fridge freezer and dishwasher with further planned space and plumbing for washing machine. There was ample power points, ceiling lighting, double glazed window to the front elevation with tiled flooring which continued through to the breakfast area. Here there is ample space for a breakfast table with double glazed, double doors opening out to the side elevation to a further patio seating area and doors to a useful under stairs storage cupboard and separate cupboard housing the oil fired central heating boiler. The property also benefits from a downstairs cloakroom/wc off the reception hallway.

A staircase from the reception hallway leads up to the galleried landing with Velux style roof window and doors off to all rooms and a further door to a large linen/storage cupboard. The principal bedroom is an impressive and spacious room with a high vaulted ceiling with lovely exposed timbering. A door then leads to the en-suite bathroom with panelled bath with separate mains shower over, low flush w/c, hand wash basin with cupboard below, painted wooden floor boards and Velux roof window. Bedroom 2 is a lovely guest bedroom which features double glazed, double doors to a Juliet style balcony and further double glazed window to the front elevation and exposed timbers. Bedroom 3 has a double glazed window to the front elevation and again features exposed timbers and has fitted cupboard/storage. The family bathroom offers a suite to include a panelled bath with separate electric shower over, low flush w/c and hand wash basin.

OUTSIDE

Although approached via a shared driveway, the property benefits from its own private good sized gardens with a gravelled driveway area providing ample parking with the added benefit of a detached double garage block with one half being open to the front and side elevations

- Located On The Fringe Of The Village Of Luston, Just 2 Miles From The Market Town Of Leominster
- Charming Detached, Grade II Listed Former Granary Offering Character 3 Bed Accommodation
- Including Large Living/Dining Room, Kitchen/Breakfast Room & En-suite To The Principal Bedroom
- Benefiting From Pleasant, Mature Gardens & Courtyard With Detached Garage, Car Port & Ample Parking

with block paving and ceiling lighting and the other half being an enclosed brick and stone garage with double opening doors with power and lighting connected. It has a pitched roof with loft storage, window to side elevation and separate pedestrian door.

To the left side of the garage block is a further parking space and small additional garden area with raised beds and mature fruit trees. To the front of the cottage is a lovely mature garden, with mature hedging creating privacy with two separate gated accesses opening onto pathways which both lead to the front door. The gardens have been attractively landscaped to incorporate well kept lawned areas with mature floral and shrub borders together with a number of ornamental garden trees. There is a flagged pathway and gravelled area with ornamental shrubs stretching across the front elevation. To the one side of the cottage is a flagged patio area with the former granary steps forming a feature. To the other side of the cottage is a wooden gate opening to an enclosed private garden area to the side which incorporates a large flagged patio area, ideal for outside seating/barbecue area, together with a small stone retaining wall with steps leading up to a further garden area with mature shrub borders and ornamental trees. The oil tank is situated in this garden area.

SERVICES AND EXPENDITURE

Mains Electricity, Water & Drainage.
Oil fired central heating
Tenure: FREEHOLD
Council Tax Band: E
Broadband: Superfast - download 43mbps upload 8mbps

LOCAL AUTHORITY

Herefordshire Council. Tel. 01432 260000.

Jackson Property NEW (Leominster)

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Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability. Viewings to be conducted under our arrangements policies, copies of which can be found on www.bill-jackson.co.uk







DIRECTIONS

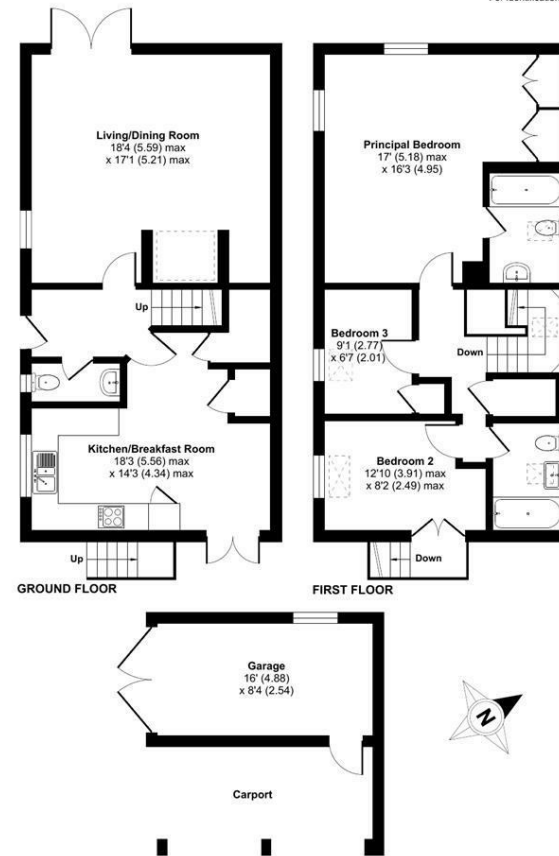
From Leominster proceed north on the B4361 towards the village of Luston for approximately 2 miles. As you enter the village turn right immediately after the 30 mile an hour sign and then left into Upper Court and the Granary is the first property on your right.

What3Words: thickens.policy.swoning

Upper Court, Luston, Leominster, HR6

Approximate Area = 1389 sq ft / 129 sq m (includes garage & excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2022. Produced for Jackson Property. REF: 892804

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