



Lewis Wych , Lyonshall, Kington, Herefordshire HR5 3JJ

By Auction £700,000

jackson
property

Lewis Wych Lyonshall Kington Herefordshire HR5 3JJ

- Detached Period Home with grounds
- Grounds Extending to circa 1.2acres
- 4 Bedrooms, Lounge, Dining Room & Study
- Outbuildings offering great potential
- Excellent quiet & Rural location
- Sold via Public Auction - although available prior

Situation

Lewis Wych is located in the historic village of Lyonshall, first mentioned in the Domesday Book in 1086 and one of the largest parishes in Herefordshire, with a largely agricultural economy. The Church of St. Michael and All Angels sits alongside the ruins of the mounted Lyonshall Castle.

The nearby market town of Kington offers a good range of everyday amenities including community hospital, library, leisure centre, primary and secondary school and doctor's surgery. More extensive and cultural opportunities are available in the Cathedral City of Hereford.

Description

Entering via the front door, the inviting entrance hall gives access to all ground floor reception rooms and kitchen, having parquet flooring and stairs to the first floor. The flooring continues into the Living Room with dual aspect windows and fireplace. The dining room is located on the left hand side, having opening into the study, storage cupboards and dual aspect windows.

To the rear of the property, there is the useful lobby room with door to the gardens, along with the kitchen which has a range of eye level and low level windows, space for AGA / Range cooker.

The first floor has 4 bedrooms, mirroring the footprint of the ground floor, along with 3 piece bathroom.

Externally, the grounds extend to circa 1.2acres, being mainly laid to lawn and having hedgerow boarders.

A key feature to the property is the brick outbuilding and carport. The building is currently used for storage and split into multiple sections, although subject to planning, could be converted in ancillary accommodation or office space.

Auction Details

The property is being sold via Public Auction, although is available to be sold prior. Buyers are able to inspect the property before hand at an arranged time. The scheduled Auction is at Burton hotel, Kington on 13th October, 6pm

Services & Expenditure

Services Connected: Mains Electricity, Mains Water, Private Drainage, Oil Heating
Council Tax Band: D
Broadband availability: Ultrafast 1000 Mbps

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Jackson Property

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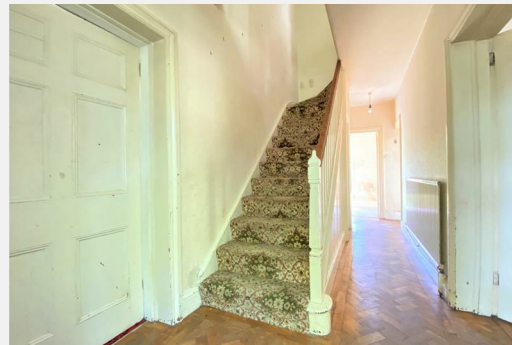
Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

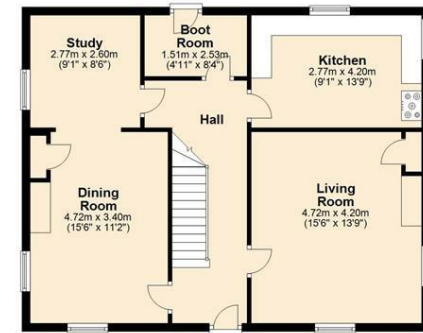
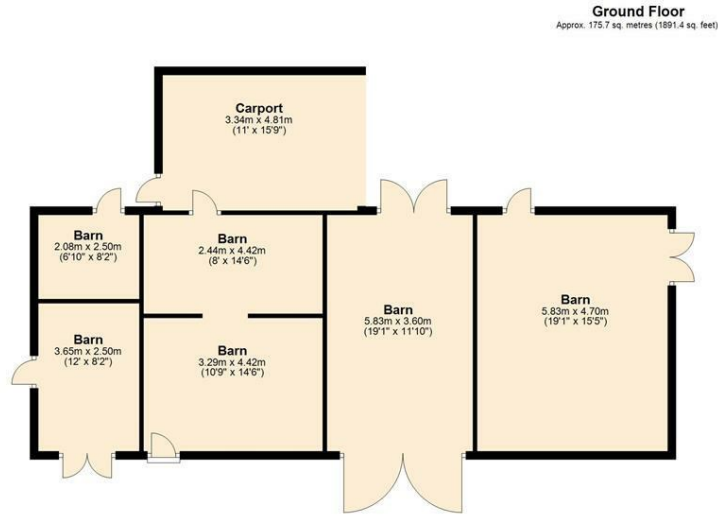
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer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

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.







Total area: approx. 248.9 sq. metres (2679.3 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanIt.

Lewis Wych Farm, Lyonshall

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC