



The Stables, Lucton Hall Farm Barn, Lucton, Hfds, HR6 9PJ



Sunderlands
Residential Rural Commercial



The Stables
Lucton Hall Farm Barn
Lucton
Herefordshire
HR6 9PJ

Summary of features:-

- A Period Barn Conversion
- Semi-rural setting close to Lucton Prep School
- 2 bedrooms and 2 living rooms
- Period features and a pretty courtyard setting

Leominster 6 miles
Ludlow 9 miles
Kington 12 miles

Description

A delightful end-of-terrace barn conversion, once part of Lucton Hall Farm. The property enjoys a charming and practical upside-down layout, with the bedrooms on the ground floor and the main living accommodation on the first floor, designed to take advantage of natural light and character features. With a pretty, enclosed garden and private parking, this home offers the perfect opportunity to enjoy the rural surroundings of the Herefordshire countryside.

Set around a shared courtyard within a small enclave of just six dwellings, the property benefits from a peaceful and exclusive setting only a stone's throw from the highly regarded Lucton School.

Situation

The property forms part of the former Lucton Hall Farm, now a select development of barn conversions and the original Grade II listed farmhouse. It is situated just outside the rural village of Lucton, with local amenities including a primary school in nearby Kingsland, while the renowned Lucton School is within walking distance. The market town of Leominster lies approximately six miles away, offering a wide range of everyday services, supermarkets and transport links. The historic town of Ludlow, about nine miles distant, provides a wealth of further facilities including schools, leisure opportunities, boutique shopping, restaurants, cafés and cultural events.

The Accommodation

You enter the property into a spacious reception hall with tiled flooring, exposed timbers and a hardwood staircase rising to the first floor, with a useful cupboard beneath. On the ground floor there are two comfortable bedrooms complemented by a family shower room fitted with shower, WC and wash hand basin.

Upstairs, the layout is designed to maximise light and space. A kitchen area is fitted with a range of units, an integrated fridge/freezer, space for a cooker and laminate flooring. To either side there are two reception rooms, each with exposed beams and plenty of character; one of these rooms also includes a convenient WC.

Outside

The property is approached via a shared private lane leading to a parking area at the rear or into the courtyard to the front of the barn. The garden at the rear is enclosed and provides scope for landscaping, offering an ideal setting for outdoor dining or simply enjoying the countryside surroundings. The courtyard at the front is shared with neighbouring properties.

Services

We are informed that mains electricity and water are connected. Drainage is to a shared sewerage treatment plant. Heating is provided by an oil-fired boiler. Please note the services or service installations have not been tested.





Notes

- * The property is accessed via a private road serving the other dwellings within the former Lucton Hall Farm.
- * The seller is related to a member of Sunderlands LLP.
- * The sale of the property is subject to the Grant of Probate - more information on request.
- * The property lies within the curtilage of the Grade II listed farmhouse and was subject to a listed building application at approval stage. The agent has found no specific listing records for the property therefore buyers must satisfy themselves on this point as it may be listed as a building within the curtilage of a Listed Building.

Council Tax Band

Herefordshire County Council "C".

Tenure

Freehold with vacant possession upon completion.

Directions

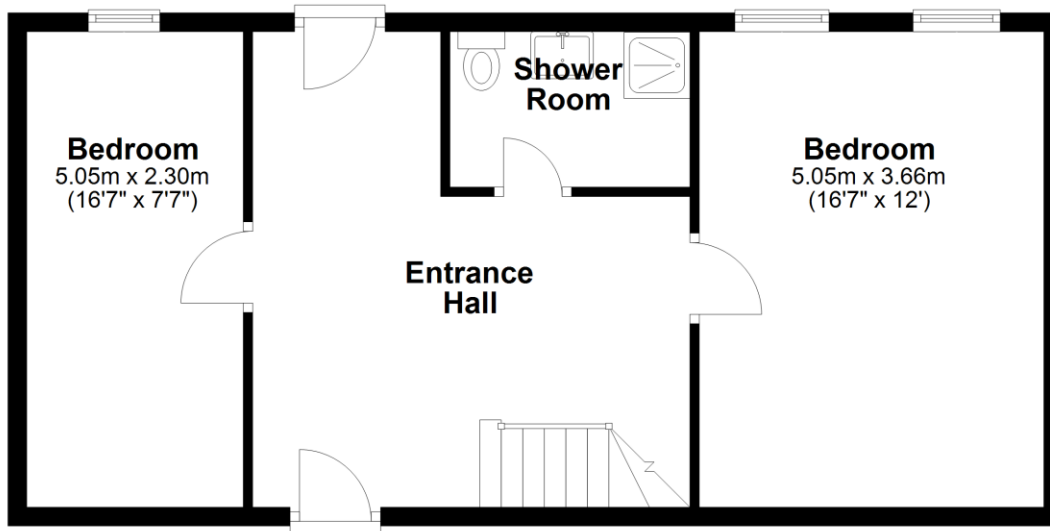
What 3 Words: //gentlemen.onions.cheater

Following the B4362 from Mortimers Cross on a north easterly direction pass Lucton Prep School and take the next immediate right turn. Follow for just 250m and turn left onto a gravel driveway keeping right and drive into the courtyard.



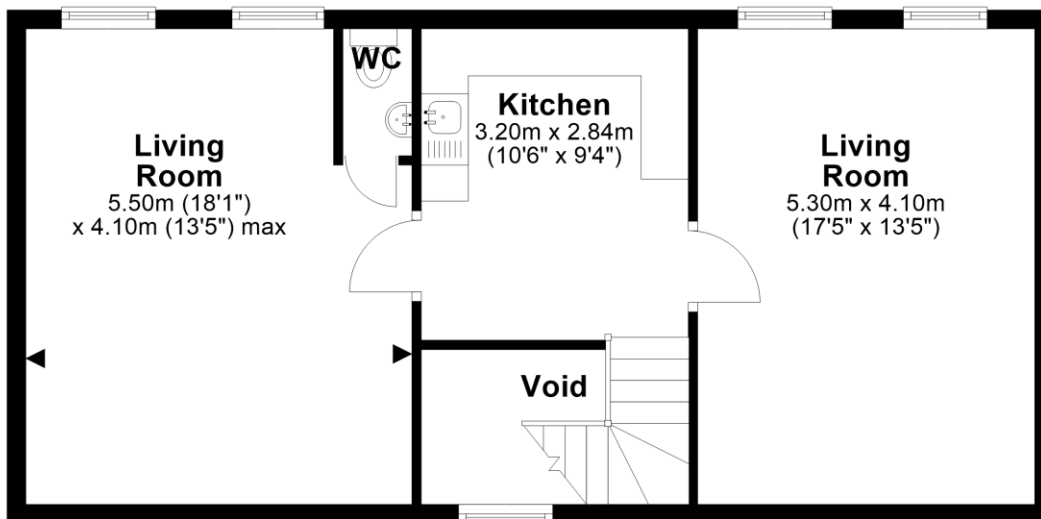
Ground Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Mobile and Internet Coverage

Please refer to Ofcom by using the following link;
www.checker.ofcom.org.uk.

Anti Money Laundering

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		94
81-91 B		
69-80 C	75	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
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.