



Limebrook Mill, Lingen, Bucknell, SY7 0EB
Offers in the region of £350,000

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A detached, 4 bedroom, period cottage in need of refurbishment with attached former mill, range of out-buildings and set within approx. 11 acres. Available with no upward chain, this rural property is surrounded by beautiful countryside close to the Herefordshire/Shropshire border.

Key Features

- Detached Country Cottage
- 4 Bedrooms & 2 Reception Rooms
- Approx. 11 Acres of Pasture Land
- Requiring Extensive Refurbishment
- Range of Sizeable Out-Buildings
- Adjoining Former Mill
- Character Features
- Grade II Listed
- Available with No Upward Chain
- Rural Position, Surrounded by Glorious Countryside
- Just Outside the Popular Village of Lingen

The Property

If ever there was a property which is as much about the lifestyle it offers, as the stone, timber and mortar it has been built with, then this is it! While the property itself is a charming, detached, period cottage, it is the isolated position, the stunning scenery, the surrounding countryside and the expansive grounds totalling approximately 11 acres, which will really spark your imagination. Found on the rural Herefordshire/Shropshire border, a million miles from the hustle and bustle of city life, if you have dreamed about moving to the countryside, having no near neighbours and your own slice of the 'good life' with sheep, chickens and perhaps horses, well Limebrook Mill could allow that dream to become a reality!

Available to buy with vacant possession and no

upward chain, Limebrook Mill is Grade II Listed and as the name suggests was a former mill and offers an abundance of character and history and has been owned by the same family for the past number of decades. Now in need of extensive refurbishment, the house accommodation spans across 2 floors and is made up of 4 bedrooms on the first floor, while on the ground floor there is a kitchen, utility, downstairs bathroom, dining room and sitting room with a feature inglenook fireplace. In addition, the former mill itself adjoins the house and retains many original features including the lesser face gear, drive shaft and hopper, just to name a select few and could be part or fully converted to enlarge the accommodation, subject to all necessary permissions.

Outside, the approaching, council maintained lane leads to a sizeable parking area in front of the property with space for a number of vehicles, as well as a lean-to carport. Adjacent to the house and mill are a range of useful out-buildings including 2 detached, traditional/modern barns which could be used for a variety of purposes including the housing of animals, hay or machinery. Set within approximately 11 acres of pasture and established woodland, which is currently split into a number of parcels either side of the lane and house, the lower land comprises attractive meadow grazing and has the Lime Brook running through. Some of the land is steeper in places, but overall could be ideal for those looking to become smallholders or possibly with equestrian interests with plenty of space to create stabling, subject to all necessary permissions. For explorers, walkers and nature enthusiasts, a public footpath runs through part of the land and soon leads you on a rural adventure of the surrounding countryside. To the left of the house finds a mature, good-sized garden.

The Location

Limebrook Mill occupies an idyllic, rural setting approximately 1 mile from the village of Lingen right on the Herefordshire/Shropshire border. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits including the Lingen Loop and the Mortimer Trail.

Lingen is a close knit and friendly community which embraces the 'laid back', tranquil lifestyle and is nestled between the popular market town of Presteigne (5 miles south-west), border town of Knighton (9 miles north-west) and the much larger and historic village of Wigmore (4 miles east). The village offers useful facilities to include a church, village hall which has a number of active social groups and clubs throughout the year and a public house.

The nearest town to Lingen, Presteigne sits alongside the river Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive from Hay-On-Wye, Hereford, Ludlow and Shrewsbury, surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides and was voted one of the Daily Telegraphs top ten small towns to live.

Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 22 miles away and in

between there are activities and visits to satisfy a whole variety of tastes. The High Street has a good range of individual shops, restaurants, pubs, hotels and services. There's even a Michelin starred restaurant five miles outside Presteigne. Throughout the year the senses are served with a range of musical and arts based events; The Presteigne Music Festival is a prestigious and internationally renowned regular event and throughout the year other musical events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry.

The Judge's Lodging museum, a Georgian Court House complete with cells, courtroom and living quarters has been classed as Britain's Best Hidden Gem. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School. Sports clubs in the area are renowned after various successes across Wales, including Presteigne Saint Andrews Football Club, Presteigne Bowling Club, Cricket Club and a ladies Hockey Team.

Services

We are informed the property is connected to mains electricity. Private water and drainage.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council - Band E.

Broadband

Enquiries indicate the property has an estimated 4G broadband speed of 30MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Wigmore - Approximately 4 miles
Presteigne – Approximately 5 miles
Knighton - Approximately 9 miles
Kington - Approximately 11 miles
Leominster - Approximately 11 miles
Ludlow - Approximately 12 miles
Craven Arms - Approximately 14 miles
Bishops Castle - Approximately 19 miles
Hereford - Approximately 22 miles
Llandrindod Wells - Approximately 26 miles
Builth Wells - Approximately 27 miles

What3words

developed.reverted.smirks

Agents Note

Please be aware, the property has been subject to flooding within recent years and prospective purchasers are advised to research whether a mortgage can be obtained. A public footpath runs past the property and through the land to the rear.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer

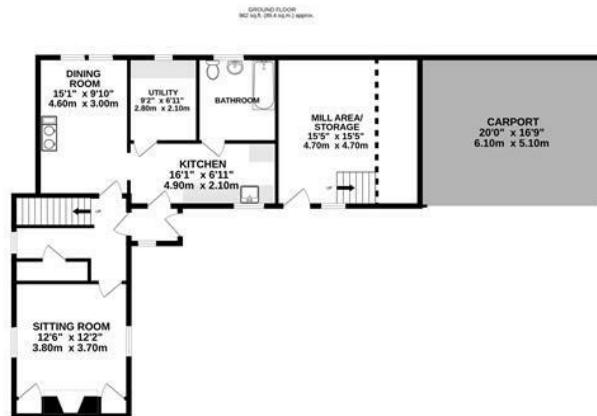
being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.







TOTAL FLOOR AREA: 2110 sq.ft. (196.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G	80	4
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			