



**Holters**

Local Agent, National Exposure

**3 Luston Court Barns, Eye Lane, Luston, Leominster, HR6 0DU**

Offers in the region of £335,000



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### 3 Luston Court Barns, Eye Lane, Luston, Leominster, HR6 0DU

Do not be 'Court' out and catch a viewing of this stunning barn conversion! No.3 Luston Court Barns offers 3 double bedrooms, 2 reception rooms and 2 bathrooms and is a must view property for buyers looking for a one-of-a-kind home, set in a peaceful position on the edge of a sought-after village

#### Key Features

- Barn Conversion
- End-of-Terrace
- 3 Double Bedrooms
- 2 Reception Rooms
- En-Suite to Master Bedroom
- Beautifully Presented Accommodation
- Character & Oak Features Throughout
- Front Garden
- Designated Off Road Parking & Carport
- Edge of Village Position Neighbouring Countryside

#### The Property

A truly unique, beautifully converted, Grade II Listed, attached barn conversion located in a quiet setting and part of a small, exclusive development of 5 properties on the edge of the sought-after Herefordshire village of Luston, surrounded by beautiful countryside, just a few hundred yards from village facilities including a primary school and a pub and within a short commutable distance to the nearby town of Leominster.

Used for centuries as a agricultural barn as part of former Luston Court Farm, this immaculate property, as well as the neighbouring barn conversions, has been meticulously developed over recent years taking care and attention to every detail internally and externally using respected local tradesman and high quality materials. Finished in 2012, No.3 Luston Court Barns has been built with luxurious living in mind. This deceptively spacious 3 bedroom dwelling oozes character and offers a pleasant blend of traditional and contemporary features from exposed timbers to underfloor heating, modern kitchen and bathrooms and oak finishings including the internal doors, staircase and

engineered flooring.

Accommodation-wise, the property is made up on the ground floor of a reception hall with stairs rising off to the first floor, kitchen with plenty of cupboard space, a useful utility, W.C, a stunning living room with a feature wood-burning stove and vaulted ceiling and last but not least, a dining room, which could be used for a variety of purposes. From the dining room, a separate staircase rises to bedroom three. On the first floor, there are 2 double bedrooms and a bathroom with separate shower. Both bedrooms have built-in wardrobes, while bedroom one boasts a private en-suite. The property also bucks the trend by being very efficient owing to high levels of insulation throughout, double glazed windows and underfloor heating to the ground floor.

Outside, the property has 2 allocated parking spaces, as well as a carport. The front overlooks the gravelled, communal area with views over the neighbouring countryside beyond. The landscaped front garden is partly lawned and gravelled for ease of maintenance, while a paved seating areas poses as a splendid spot to unwind. The garden has well-defined hedged and fenced boundaries, planted borders as well as a variety of mature shrubs. Ideal for animal or nature lovers or those of an active disposition, the property enjoys easy access onto a number of public footpaths, leading you a rural adventure.

Offering a piece of the 'good life', a million miles from the hustle and bustle of busy city life, No.3 Luston Court Barns

is right up your street if peaceful living, whilst being part of a close-knit village community surrounded by glorious countryside is what you are after. This stunning barn conversion is ready for the new occupiers to simply move in their furniture and personal belongings and start proudly calling it "home"!

#### The Location

Luston is an idyllic village set in the beautiful north Herefordshire countryside. Incredibly desirable owing to its picturesque surroundings and thriving local community, Luston must be one of the most perfect places in the county to reside. This quintessential English village is serviced by an exceptional public house, The Balance Inn, village hall and a Methodist Church. The educational facilities locally are excellent with a well-regarded primary school in the village itself and the highly sought after Lucton, Wigmore and Moor Park pre & secondary schools just a short distance away. The village is on a regular bus route with services to the nearby towns of Leominster, Presteigne and Kington. The closest train station can also be found in Leominster.

If you are an active person there are many beautiful walks and bridleways which can be enjoyed in the area including the National Trust controlled Bircher Common and Croft Castle as well as a range of other sport and leisure activities. Luctonians Sports Club in the nearby village of Kingsland offers a variety of facilities including senior and junior rugby, senior and junior cricket and ladies sport to include netball and rounders, the club house is also popular with events and functions throughout



the year. If golf is more your thing there are many beautiful 9/18 hole courses in the area including Wormsley, Leominster and Kington which if you enjoy distant views vaunts the highest golf course in England.

A more compressive range of amenities can be found in the popular market town of Leominster (3 miles South). Leominster offers an excellent range of recreational facilities, independent retailers, a number of supermarkets chains and a variety of dining establishments and public houses. Or you could explore the historical town of Ludlow (8 miles north), Tewkesbury (10 miles East). Presteigne (13 miles west). The significant Cathedral City of Hereford is 15 miles south.

#### Services

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

#### Heating

Oil fired central heating and a wood-burning stove.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Herefordshire Council - Band D.

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 36MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns/Cities

Leominster - 3 Miles

Ludlow - 8 Miles

Tewkesbury - 10 Miles

Presteigne - 13 Miles

Kington - 15 Miles

Hereford - 15 Miles

Kington - 18 Miles

Hay-on-Wye - 26 Miles

#### What3words

prompting.unguarded.sharpens

#### 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.

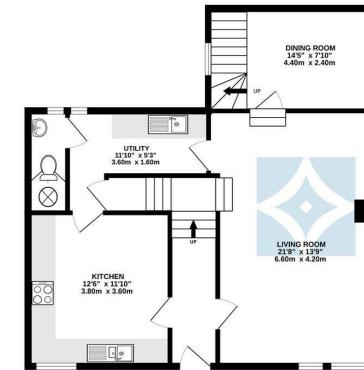
#### Money Laundering Regulations

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.

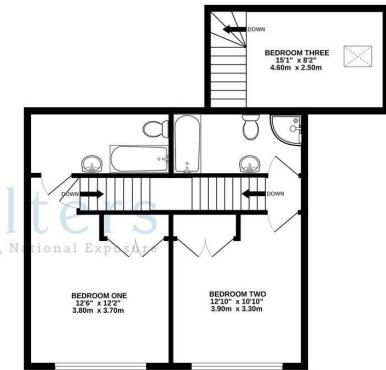
#### Consumer Protection

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.

GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 guidance only and should not be used as such by any prospective purchaser. The heating systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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