



Lodge Barn

Upper Hill
Leominster
Hereford
HR6 0JZ



Lodge Barn, Upper Hill, Leominster, Hereford HR6 0JZ

A detached barn conversion in a glorious rural location, 2 bedrooms, scope for extension with planning permission granted for a two storey extension, lovely views, good size gardens with large pond.

An attractive detached barn conversion in a peaceful, "tucked-away" rural location surrounded by unspoilt pastureland and woodland, just 4 miles from the popular market town of Leominster and 8.5 miles from the Cathedral City of Hereford. Upper Hill is a small village with some lovely walks and the nearest amenities are available at Bush Bank (public house), Canon Pyon (shop, church and primary school). There is also a primary school in Ivington (2 miles) and a range of shopping amenities are available in Leominster itself.

The original barn was part of the Dinmore Manor Estate and was re-built a number of years ago but has, in more recent years, been extensively renovated and has planning permission for a two-storey extension to the rear - plans available online. The property has replacement double glazing, oil central heating, hardwood flooring to the ground floor and is in excellent order and has scope for extension (subject to necessary planning consent) and stands in good size gardens with a patio area and a large natural pond and a particular feature is the long private driveway.

The whole is more particularly described as follows:

Ground floor

Canopy Entrance Porch
Flagstone floor, door to

Entrance Hall

Radiator, understairs storage cupboard.

Open Plan Kitchen/Dining Room

Dining area with radiator, window to rear, exposed timbers and double doors leading to the Sitting Room. Kitchen area fitted with a range of match shaker-style base and wall mounted units with wood-effect worksurfaces and tiled splashbacks, built-in electric double oven, 4-ring hob and extractor hood, sink unit with mixer tap, plumbing for washing machine and dishwasher, windows to front and side and double doors to the rear.

Sitting Room

Recessed fireplace with woodburning stove, 2 radiators, 3 windows.

A staircase leads from the Entrance Hall to the

First floor

Landing/Occasional Bedroom
Radiator, window to rear.

Bedroom 1

A lovely room with 3 windows, radiator, 2 built-in wardrobes, exposed timbering.

Bedroom 2

With 3 windows, radiator, storage cupboard.

Bathroom

White suite comprising a shower bath with mixer tap, wash hand-basin with cupboard under, WC, tiled shower cubicle with glass screen, electric fitment, extractor fan, window to front.

Outside

The property is approached via hardwood gates leading over a private driveway, to one side of which there is a large natural pond and to the other there is an embankment with shrub and pastureland. To the front of the property there is a parking and turning area, with space for the erection of a garage (subject to necessary planning consent). Also, to the front there is a sunken paved patio with stone retaining wall and barbecue area. The rear gardens are lawned with a range of ornamental shrubs. External oil boiler and tank. Garden shed.

General information

Services

Private water supply and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band D - payable 2023/24 £2167.01
Water - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Brecon on the A438 (Whitecross Road) and, at the Whitecross roundabout, take the 3rd exit onto the A4110 towards Knighton (Canon Pyon Road). Continue through Canon Pyon and, at the Bush Inn, turn right to Upper Hill and continue for approximately 1.8 miles and then turn right up a "dead end". Continue to where there is a 3-pronged fork in the road and take the left hand one and continue to the next triple fork and take the middle one, continue along this drive to the property.

What3words – kite.engulfing.skidding



Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Price - £485,000

Agents Note

(1) Planning Permission was passed on 15th November 2021 (application No: 213334) for a two storey extension. Plans available online.

(2) The property has the benefit of a private water supply from a spring located on the neighbouring Dinmore Manor Estate, there is no charge for its use. It is collected in an underground reservoir in the fields behind the house and is pumped into the property at standard mains pressure through a particle and a UV filter. Recent water tests have been conducted.

Money laundering regulations

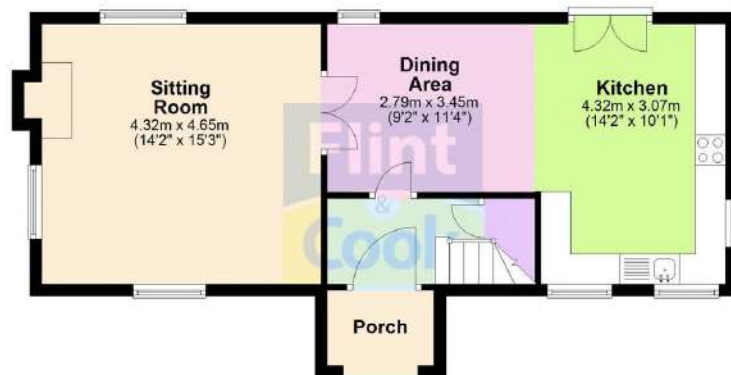
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

JRC FC006857 October 2023 (1)



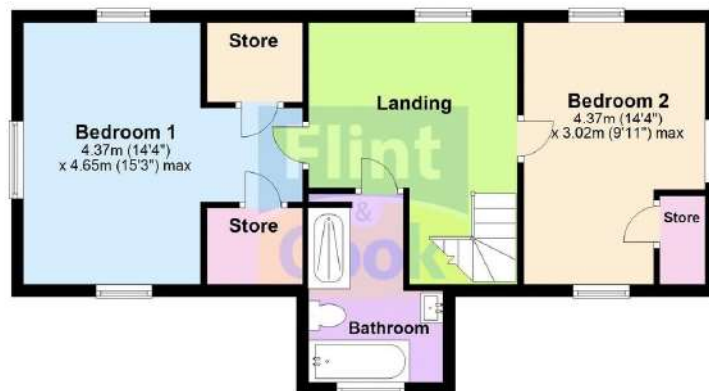
Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



First Floor

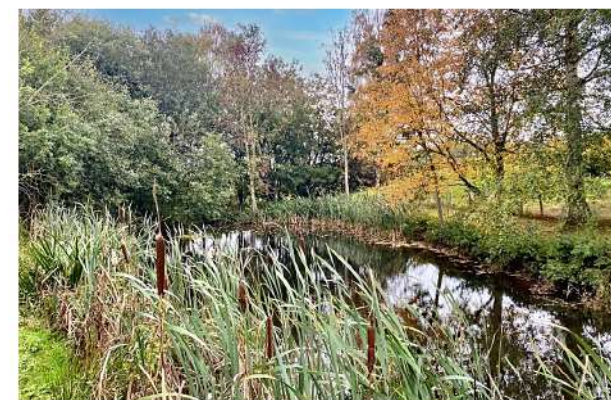
Approx. 53.4 sq. metres (575.1 sq. feet)



Total area: approx. 105.0 sq. metres (1129.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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