



Clifford Barn

Rhystone Lane
Lugwardine
Hereford
HR1 4AP





Clifford Barn, Rhystone Lane, Lugwardine, Hereford HR1 4AP

A stunning detached barn conversion in a lovely rural location, open plan living space, 3 bedrooms (about 1884 sq.feet) a lovely vegetable garden with a Victorian style greenhouse, excellent parking & orcharding/paddock extending to just over 16 acres.

This immaculate detached property which occupies a delightful rural location, just outside the village of Lugwardine close to the River Lugg between the Cathedral City of Hereford (4 miles) and the Market Town of Ledbury (10 miles) with access to the M50 motorway link.

In Lugwardine there is a public house, a church, St Mary's (RC) secondary school and the property is also in the catchment for Bishop's secondary school. In nearby Bartestree there is also a village hall and sports playing field, a shop, nursery school and primary school. Recently converted under Class Q Planning Consent, to an extremely high standard with excellent levels of insulation, gas (LPG) central heating and double glazing, the property is immaculately presented and has spectacular open plan living space with patio doors leading to an enclosed courtyard style garden. As well as exceptional parking there is a kitchen garden with Victorian style greenhouse, a large pasture paddock and a woodland with the whole extending to approximately 16 acres.

The whole is particularly described as follows:-

Entrance Hall

Radiator, oak door with full length windows to either side.

Open Plan Kitchen Dining/Living Room

Log-effect remote controlled electric fire with marble surround, 4 radiators, windows to front and rear, 2 sets of patio doors to the rear courtyard. Kitchen area fitted with a range of contemporary style units with granite worktops and splashbacks, sink unit, larder, 2 built-in refrigerators, built-in freezer, electric double oven, built-in dishwasher, central island station with granite top, induction hob, breakfast bar.

Utility Room

Built-in storage units, granite worktops with splashbacks, radiator, plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, electric fuseboard.

Master Bedroom

Radiator, double doors with side windows to rear courtyard, **Dressing Room** with shelving and hanging rails, **En-suite Bathroom** with a roll-top bath, mixer tap and shower attachment, wash hand-basin and WC, radiator, ladder style radiator, extractor fan, window.

Bedroom 2

Radiator, 3 windows.

Bedroom 3

Radiator, window to front.

Shower Room

Large shower cubicle with glass screen and mains fitment, wash hand-basin and WC, ladder style radiator, extractor fan and window.

Outside

The property is approached via double gates that lead to a large tarmac parking and turning area with a hard core area which is enclosed by post/rail fencing. There is a landscaped rear garden with a large gravelled area with gabion retaining baskets and lawn above, planted with fruit and ornamental trees. Just off the entrance drive to the property there is an enclosed kitchen garden with raised beds, 2 garden sheds and a Victorian style greenhouse (about 24ft x 10ft). Above the kitchen garden there is an orchard planted with apple, plum and pear trees and this is enclosed by post and rail fence to one side to segregate the front paddock

The Land

The land lies to the eastern side of the property and comprises a large paddock which is enclosed by stock-proof fencing and gently undulating and from the upper part there are spectacular views towards Hay Bluff and the Black Mountains. There is also the front paddock with separate pedestrian access from the driveway, 2.6 acres of woodland and the whole extends to approximately 16 acres (including the orchard, kitchen garden and the driveway area).

Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Gas (LPG) central heating.

Outgoings

Council tax band 'F' - payable 2022/23 £3178.16
Water - rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Ledbury on the A438, continue over the river bridge into Lugwardine and take the second turning right at a small staggered crossroads into Rhystone Lane (by the church). The property will be located on the left-hand side in approximately 3/4 mile.

Viewing


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

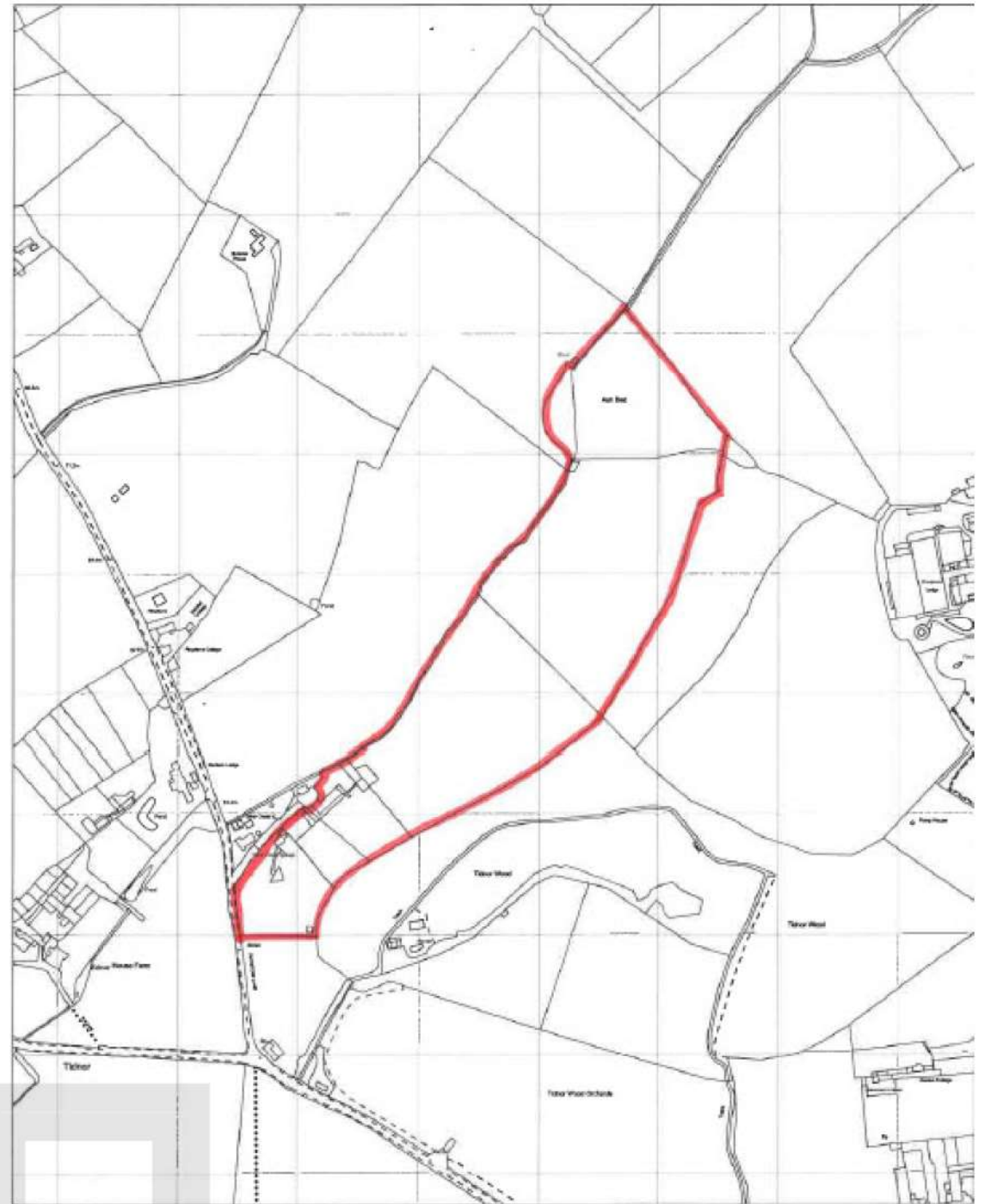
Money Laundering regulations

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

Opening Hours

Monday-Friday 9.00am - 5.30pm
Saturday - 9.00am - 2pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Plan for illustration purpose only - not to scale.





Ground Floor

Approx. 171.3 sq. metres (1844.2 sq. feet)



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



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