

IMPORTANT NOTICE
These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchaser should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or contract. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. AUCUTION PROPERTIES: Please note that the guide price represents the seller's minimum price expectation. The seller will agree a reserve price with the Auctioneer, which can be higher or lower than the Guide Price. This reserve is normally agreed on the day of the auction and is confidential. Details prepared December 2011

3 Luston Court Barns, Luston, Leominster

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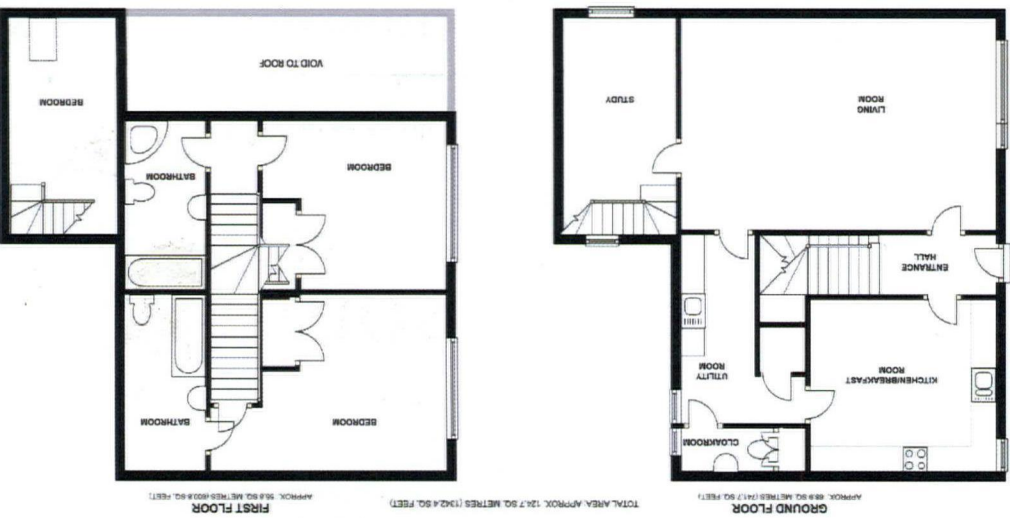
Agent's Contact

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
Energy Efficiency Rating	
Current	Potential
76	78
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
Environmental Impact (CO ₂) Rating	
Current	Potential
70	71

EPC

From Leominster proceed north on the B4361. After approximately 2.5 miles proceed through Luston village and at the bottom of the hill turn right signposted Eye, Luston Court Barns can be found on the left hand side.

Directions (HR6 0DU)



Floor Plan



Offers in the region of **£250,000**
3 Luston Court Barns, Luston, Leominster



3 Luston Court Barns, Luston, Leominster

Situated on the edge of the village of Luston with far reaching countryside views, a character barn conversion having been restored and finished to a high standard with contemporary fitments throughout. Accommodation comprises entrance hall, kitchen / dining room, vaulted living room, study, utility room, guest WC, three bedrooms, ensuite bathroom and family bathroom. With carport, storage and parking in a courtyard setting.

Introduction

A newly completed red brick barn conversion in an exclusive development of only five dwellings set around a central gravelled courtyard. The property has been finished to a high standard throughout with oak flooring, traditional farmhouse doors, quality kitchen with Smeg appliances and character bedrooms and bathrooms.

The village of Luston is conveniently located for the amenities of Leominster only three miles away and the historic market town of Ludlow approximately nine miles away which offers festivals, fairs and wealth of history and many restaurants. Luston is on a bus route to Leominster which offers further connections by road, rail and bus.

The beautiful Herefordshire countryside is popular for walkers with Bircher Common and Croft Castle only a short distance away.

The property is approached by a flagstone pathway leading to:

Entrance Hall

A long hallway with oak flooring leading to the oak split staircase. Having smoke alarm, security alarm controls, spotlights, thermostat and doors off to the Kitchen and the Vaulted Living Room.



"A high quality individual barn conversion with modern fitments throughout"

Vaulted Living Room

21'7" x 14'2" max /13'10" min (6.59m x 4.33m max / 4.21m min) A superb living space with partial vaulted ceiling with complimentary spot lights highlighting the exposed timbers. Two wooden double glazed windows to the front overlook the garden. With oak flooring, controls for the central heating system and steps up to:

Study

14'5" x 7'10" (4.40m x 2.40m) A useful reception room which would make an ideal home office or play room. With dual aspect wooden double glazed windows, exposed beams, oak flooring, spotlights, and wooden staircase leading up to Bedroom Three.

Kitchen / Dining Room

11'8" x 9'3" (3.55m x 2.83m) A large fitted kitchen complete with a range of light oak style base and wall units with worksurfaces over, tiled splashbacks and stainless steel 1½ bowl sink drainer unit with mixer tap. The kitchen is complete with built in Smeg appliances of electric oven, ceramic style hob, stainless steel extractor fan over, dishwasher, under counter fridge and separate freezer. With a concealed Worcester boiler, spotlights, tiled floor, low level blue LED lighting and space for table and chairs. Wooden double glazed window to the front and door to:

Utility Room

11'11" x 5'2" (3.62m x 1.58m) With wooden double glazed window to the rear and a range of matching base units with worksurfaces over. Having a stainless steel sink drainer unit, plumbing and space for a washing machine and further appliance space. With a continuation of the floor tiling, useful built in understairs storage cupboard which houses the controls for the underfloor heating system, spot lights and door to:

Guest WC

With low level WC and pedestal wash hand basin, splashback wall tiling and tiled floor. Having an extractor fan, opaque picture window to the rear and airing cupboard housing the hot water cylinder.

Accommodation continued

From the Entrance Hall, a split staircase leads to the Master Suite to the left and Bedroom Two and the Family Bathroom to the right.

Master Suite

12'0" x 15'9" max /10'4" min (3.65m x 4.79m max / 3.15m min) A lovely Master Bedroom with vaulted ceiling and exposed timbers. With a large double glazed wooden window to the front, built in double mirrored wardrobes with storage over, panel radiator and spotlights.

Ensuite Bathroom

A modern bathroom suite comprising panel enclosed bath with Alternate chrome shower over, low flush WC and pedestal wash hand basin. Having a panel radiator, heated chrome towel rail, exposed beams, tiled walls and floor and shaver point with light.

Bedroom Two

10'10" x 12'8" max /10'5" min (3.29m x 3.85m max / 3.17m min) A spacious double room with a large double glazed wooden window to the front, panel radiator, vaulted ceiling with exposed beams, spotlights and built in double mirrored wardrobe.

Family Bathroom

A matching four piece suite comprises panel enclosed bath, low flush WC, pedestal wash hand basin and corner shower cubicle with Alternate chrome shower. Having spotlights, shaver point and light, heated chrome towel rail, panel radiator, tiled floor and partially tiled walls. With exposed wall and ceiling timbers and extractor fan.



From the Study and wooden staircase leads to:

Bedroom Three

11'5" x 7'3" (3.49m x 2.20m) With Velux window to the side, feature vaulted ceiling and exposed timber work, panel radiator and spotlights.

Grounds

The garden is to the front of the property and is laid mostly to lawn with patio area suitable for garden table and chairs. The property is enclosed by wooden post and wire fence and also contains the oil tank. Having a cold water tap and courtesy light.

Garage

The garage for 3 Luston Court Barns is at the end of a block of garages offering covered vehicular parking. To the rear of the garage is a small workshop area providing an enclosed storage area.

Services

Services of mains water, mains drainage, mains electricity and oil fired central heating.

Viewing

For a viewing of 3 Luston Court Barns, Luston call John Amos & Co on 01568 610310.

Guarantee

The property is sold with a NHBC certificate.

AT A
GLANCE

Accommodation

• Entrance Hall • Kitchen / Dining Room • Living Room • Study • Utility Room • Guest WC • Master Bedroom with Ensuite Bathroom • Two Further Bedrooms and Family Bathroom • Open Fronted Garage •

Local Area

Set in an exclusive development of only five dwelling on the edge of Luston village with countryside views.

Location

Leominster 3 miles
Ludlow 9 miles
Hereford 15 miles
(all distances are approximate)