



Sommerville House, Webbs Meadow, Lyonshall, Herefordshire HR5 3JN

BUILDING PLOT (103) - With Planning For Individual Bespoke Oak Framed Home

POA

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property

Sommerville House,

Webbs Meadow, Lyonshall, Herefordshire HR5 3JN

- Unique Opportunity To Purchase A Building Plot (P103) Forming Part Of A Village Development Of Bespoke Oak Framed Homes
- Set In Beautiful Herefordshire Countryside On Edge Of The Thriving Rural Village Of Lyonshall
- Planning Permission Granted For 4 Bed Detached Post & Beam Barn Style Property
- Plot Extending to 999 sq.m. / 0.25 Acres
- Gross Internal Area: 221 sq.m. / 2379 sq.ft.
- The Development Is In Partnership With Award-Winning Builders Oakwrights who Specialise In Custom Designed Homes
- Your Dream Home Starts With A Perfect Plot

POA

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



DEVELOPMENT

Webbs Meadow is a rather special development of bespoke oak framed houses set in beautiful Herefordshire countryside on the edge of the thriving village of Lyonshall. This is a project close to the heart of local farmer, Kinsey Hern, whose family have worked the land here for generations. Kinsey is dedicated to the development being of exceptional quality and equally sympathetic to the character of Lyonshall, a quintessential rural village.

In partnership with local award-winning builders Oakwrights, Webbs Meadow will comprise a mix of two to five-bedroom oak framed homes, built to incredible specifications and tailoring the finish to reflect the specific requirements of each new owner.

LOCATION

Ideally situated, Webbs Meadow is just a stroll from the village centre but also boasts the rolling Herefordshire countryside on its doorstep. Lyonshall is a historic village, first mentioned in the Domesday Book 1086 and one of the largest parishes in Herefordshire with a largely agricultural economy. The Church of St Michael & All Angels sits alongside the ruins of the moated Lyonshall Castle. The nearby Market town of Kington offers a range of amenities including, community hospital, library, leisure centre, primary and secondary school and doctors surgery. More extensive retail and cultural opportunities are available in the Cathedral city of Hereford.

PLOT 103/PLANNING PERMISSION

Plot 103 extends to approximately 999 sq.m. / 0.25 Acres and has planning permission granted for a bespoke detached 4 bed detached post and beam style property - Sommerville House - which has a gross internal area of 221 sq.m. / 2379 sq.ft.

SOMMERVILLE HOUSE

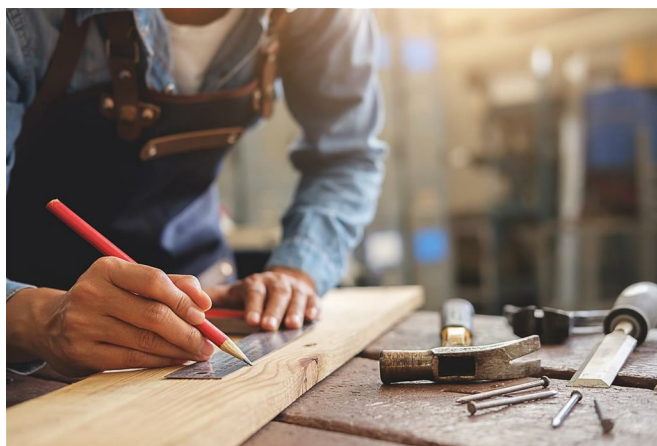
The Sommerville is a four-square oak post and beam house with an imposing front gable creating a large entrance porch. The large garden is south-west facing. With a large plot and square rear south-west facing elevation there is ample opportunity subject to planning consent to build a large garage block and a large sunroom to take even further advantage of the outlook from the rear elevation.

GROUND FLOOR

From the imposing oak porch, you enter the inner entrance hall with the downstairs WC to the left. The central bay of the oak frame creates the open plan dining and hall staircase area. To the right is the kitchen family room, from which run both the utility room and the study. To the left of the dining hall is the sitting room with oak floor beams above and an inglenook fireplace on the east gable.

FIRST FLOOR

The central winding staircase rises to a landing that has a void overlooking the dining hall below. This void, with a large light hanging in the vault above, enhances both the landing and the dining hall below. To the right of the landing is the master bedroom with en-suite bathroom and dressing area. Bedroom two and bedroom four share a family room and bedroom three has an en-suite bathroom.



BUILDING YOUR DREAM

Oakwrights turnkey service is aimed at realising your oak framed home dream with the minimum intrusion on your time, with all the matters controlled by our Turnkey Project Manager who will keep everything on track, including adhering to agreed budgets from the outset. This turnkey approach is vital if you need to know your costs in advance, helping avoid unexpected costs that can affect self-build projects.

AVAILABLE SERVICES

Main Electricity, Water, Gas and Drainage.
Fibre Broadband

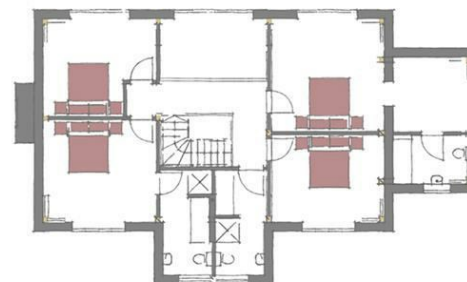
FURTHER DETAILS

Agent - Matthew Jackson tel: 01568 610600 e-mail: info@bill-jackson.co.uk
Webbs Meadows - www.webbsmeadows.co.uk
Oakwrights - www.oakwrights.co.uk

Jackson Property (Leominster)

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



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