



Meadow Cottage, Webbs Meadow, Lyonshall, Herefordshire HR5 3JN

BUILDING PLOT (104) - With Planning For Individual Bespoke Detached Property

POA





# Meadow Cottage,

Webbs Meadow, Lyonshall, Herefordshire HR5 3JN

- Unique Opportunity To Purchase A Building Plot (P104) 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 2 Bed Detached Barn Style Property
- Plot Extending to 419 sq.m. / 0.10 Acres
- Gross Internal Area: 74 sq.m. / 796 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
- All Plans/Drawings For This Plot Are Indicative Only

*POA*

To arrange a viewing please contact us on

t. 01568 610600

leominster@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 104/PLANNING PERMISSION

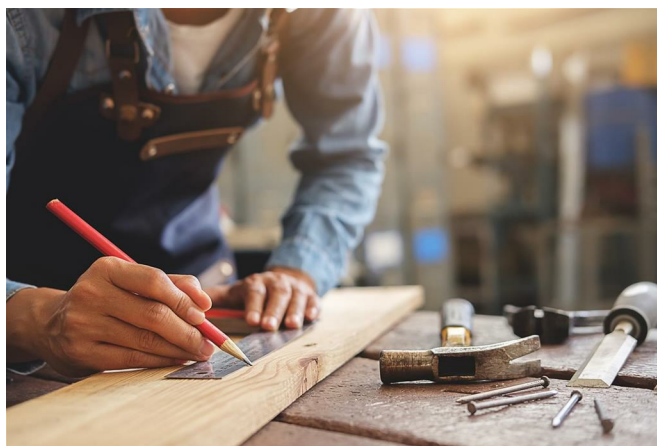
Plot 104 extends to approximately 419 sq.m. / 0.10 Acres and has planning permission granted for a bespoke detached 2 bed detached barn style property - Meadow Cottage- which has a gross internal area of 74 sq.m. / 796 sq.ft. ALL PLANS/DRAWING FOR THIS PLOT ARE INDICATIVE ONLY.

## MEADOW COTTAGE

Meadow Cottage sits on a modest plot on the edge of the Webbs Meadow development. This beautifully presented barn style bungalow has an abundance of living space that is complemented by a traditional oak frame and a stone plinth.

## GROUND FLOOR

The downstairs of this outstanding property comprises an entrance hall with a utility room, WC, kitchen and dining room, living room and garden room which opens out to the south-facing garden. There are two large bedrooms at either end of the property. To the left of the entrance hall, bedroom one features an en-suite with views of the garden. The second bedroom has access to its own "Jack-and-Jill" bathroom and is situated next to a study or potential third bedroom.



#### 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

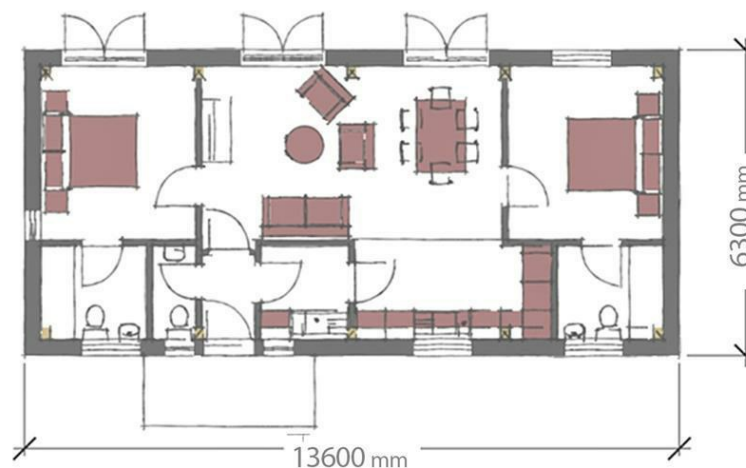
Main Electricity, Water, Gas and Drainage.  
Fibre Broadband

#### 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

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fact and that they do not make or give any  
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this property. Any intending purchaser must satisfy  
himself by inspection or otherwise as to the  
correctness of each of the statements contained in  
these particulars.

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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