



Frittenden, Webbs Meadow, Lyonshall, Herefordshire HR5 3JN

BUILDING PLOT (101)- With Planning For Individual Bespoke Oak Framed Home

POA



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- Unique Opportunity To Purchase A Building Plot (P101) 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 1017 sq.m. / 0.30 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 101/PLANNING PERMISSION

Plot 101 extends to approximately 1017 sq.m. / 0.30 Acres and has planning permission granted for a bespoke detached 4 bed detached post and beam style property - FRITTENDEN - which has a gross internal area of 221 sq.m. / 2379 sq.ft.

FRITTENDEN

Sitting on a 0.30 acre plot, the Frittenden is a large and airy four to five bedroom family home. Spacious living is created in a country contemporary style with a south west facing garden allowing the opportunity to utilise the natural light. Natural clay tiles, handmade bricks and weather boarding to the exterior will allow the property to gain character with age and grow in stature and look as the years go on.

GROUND FLOOR

The oak front door leads you into the dining entrance hall with open fireplace giving a spacious area for entertaining. To the right, the hall leads onto the downstairs cloak room and a large study that could also provide an additional fifth bedroom; the sitting room located to the left-hand side of the entrance hall. The kitchen opens up an area with space for a range cooker and ample units. Adjoining the kitchen is a good-sized utility room with access to the main courtyard and parking spaces.



FIRST FLOOR

The winding staircase rises onto a vaulted landing with space for a small study area. To the left of the landing, access is given to a large principal bedroom with en-suite bathroom. This master bedroom is an impressive vaulted space with a feature oak truss creating the vault in the middle of the room. To the left of the landing are two further large double bedrooms and a smaller single bedroom with dormer window. All of these bedrooms are semi-vaulted with loft storage space above with access to the family bathroom to be found off the main landing.

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

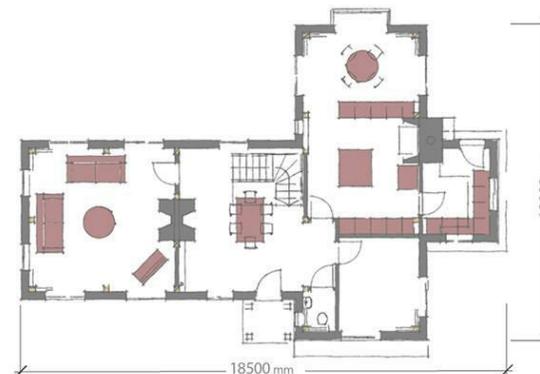
FURTHER DETAILS

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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