



Papworth, Webbs Meadow, Lyonshall, Kington, Herefordshire HR5 3JN

BUILDING PLOT (102) - With Planning For Individual Bespoke Detached Property

POA

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property

Papworth, Webbs Meadow

Lyonshall, Kington, Herefordshire HR5 3JN

- Unique Opportunity To Purchase A Building Plot (P102) 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 Traditional Style Property
- Plot Extending to 979 sq.m. / 0.24 Acres
- Gross Internal Area: 228 sq.m. / 2454 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 102/PLANNING PERMISSION

Plot 102 extends to approximately 979 sq.m. / 0.24 Acres and has planning permission granted for a bespoke detached 4 bed detached traditional style property - Papworth - which has a gross internal area of 228 sq.m. / 2454 sq.ft.

PAPWORTH

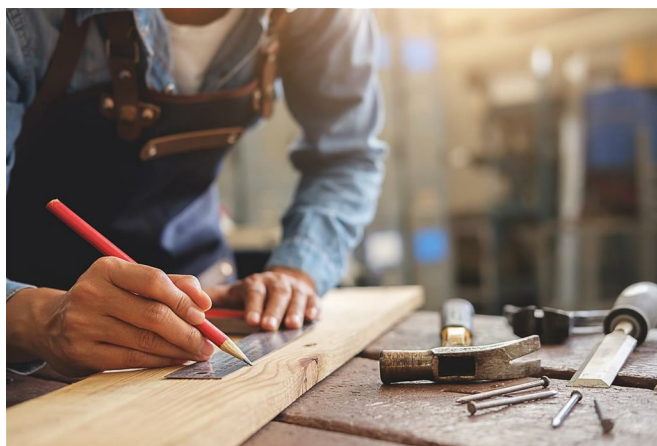
Papworth sits on a plot of 0.24 acres and the angled design takes full advantage of the southwest facing rear garden. The living space is constructed to take advantage of traditional building materials linked with a semi-open plan floor layout creating a comfortable family home.

GROUND FLOOR

With an integral two bay garage, shopping can be unloaded directly into the utility room that connects to the kitchen and family dining area. An oak frame covered porch gives access to the hallway with downstairs cloakroom and WC. The kitchen is to the right-hand side of the hall with a good-sized study and dining room/sitting room ahead. The sitting room looks out onto the large garden and has inglenook with wood burner on the south gable.

FIRST FLOOR

The master bedroom with a vaulted feature truss has an east facing window to allow the morning sun to cascade in and a west-facing window to take in the views. Behind the feature truss in the master bedroom is a dressing area and en-suite bathroom. Bedrooms two and three share a family bathroom with bedroom four running out above the two bay garage. Bedroom four has a central feature truss and en-suite plus study area.



BUILDING TOUR 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

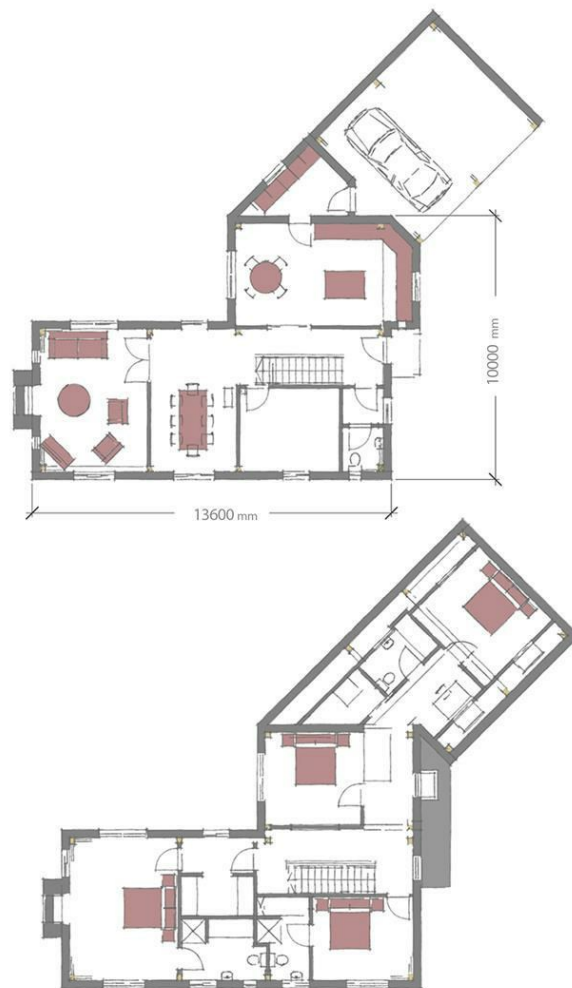
FURTHER DETAILS

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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