



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

BUILDING PLOT (105) - With Planning For Individual Bespoke Detached Property

POA

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property

Sapling Cottage,

Webbs Meadow, Lyonshall, Herefordshire HR5
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- Unique Opportunity To Purchase A Building Plot (P105) 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 3 Bed Detached New England Style Property
- Plot Extending to 324 sq.m. / 0.08 Acres
- Gross Internal Area: 105 sq.m. / 1130 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 105/PLANNING PERMISSION

Plot 105 extends to approximately 324 sq.m. / 0.08 Acres and has planning permission granted for a bespoke detached 3 bed New England style property - Sapling Cottage - which has a gross internal area of 105 sq.m. / 1130 sq.ft. ALL PLANS/DRAWING FOR THIS PLOT ARE INDICATIVE ONLY.

SAPLING COTTAGE

The Sapling faces North West on a compact plot and is quite simply, a beautifully proportioned house. To the exteriors, the ground floor and chimney both feature handmade clay bricks, whilst the first floor is all brick dressed with a soldier course. The property provides wonderful living and year round entertaining space. The open fire place makes it the perfect winter space. For the warmer months, the doors open out into the garden from both the living and dining rooms.

GROUND FLOOR

The oak frame porch leads you into the hall with a winding staircase. To the right of the main entrance is a large open plan space which takes you from the living room through to the dining room and on into the kitchen. The utility room can be accessed via the garden and is the ideal space to store wellies and coats without having to walk through the house.



FIRST FLOOR

The winding staircase brings you up onto the landing with the master bedroom and en-suite bathroom on the left hand side, whilst bedrooms two and three share a family 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

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