



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

BUILDING PLOT (106) - With Planning For Individual Bespoke Detached Property

POA

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property

Curl Brook Cottage,

Webbs Meadow, Lyonshall, Herefordshire HR5 3JN

- Unique Opportunity To Purchase A Building Plot (P106) 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 Barn Style Post & Beam Property
- Plot Extending to 696 sq.m. / 0.17 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 106/PLANNING PERMISSION

Plot 106 extends to approximately 696 sq.m. / 0.17 Acres and has planning permission granted for a bespoke detached 3 bed Barn Style Post & Beam property - Curl Brook Cottage - which has a gross internal area of 105 sq.m. / 1130 sq.ft. ALL PLANS/DRAWING FOR THIS PLOT ARE INDICATIVE ONLY.

CURL BROOK COTTAGE

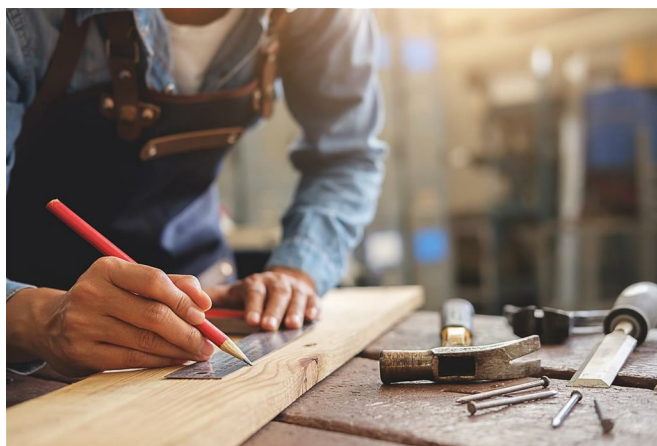
This spacious barn style three bedroom house looks out onto the Herefordshire countryside at the perimeter of Webbs Meadow. The design is traditional oak frame with a stone plinth, further complemented with a prominent oak frame porch.

GROUND FLOOR

Entering via the impressive oak porch, the entrance hall has a downstairs WC to the right. The hall flows into the open plan dining room, living room and kitchen – which boast an adjoining utility room (or secondary kitchen area for entertaining) with access to the garden.

FIRST FLOOR

The first floor has three bedrooms. The generous master bedroom has a large dormer window and en-suite bathroom. There are two further bedrooms, one single bedroom and the other a double, which 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

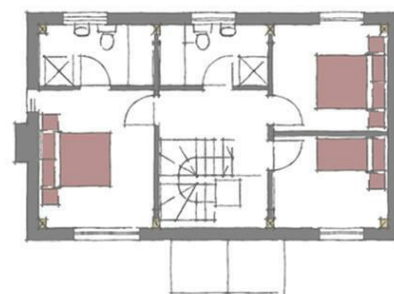
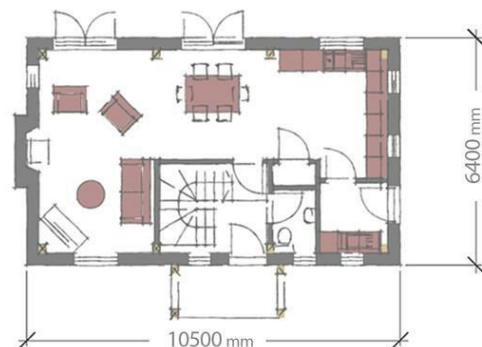
FURTHER DETAILS

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

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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