



3 Barn Court , Luston, Leominster, Herefordshire HR6 0EB

Character Barn Conversion in Popular Village Setting

O.I.R.O £239,950

**jackson**  
property



## 3 Barn Court

Luston, Leominster, Herefordshire HR6 0EB

- Period Barn Conversion in Popular Village Setting
- Lounge with Woodburning Stove
- Fitted Kitchen and Dining Room
- 3 Double Bedrooms
- Family Bathroom to the First Floor
- Oil Fired Central Heating
- Pretty Cottage Gardens
- Single Garage and Parking to Front and Rear
- No Chain
- Viewing Recommended

*O.I.R.O*  
*£239,950*  
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600  
leominster@bill-jackson.co.uk  
www.bill-jackson.co.uk





#### LOCATION

This charming character barn conversion is set in a quiet courtyard setting with good sized accommodation over two floors to include driveway parking to the front and rear, garage and pretty cottage gardens, all set in the popular village of Luston. The village itself lies about 3 miles from the market town of Leominster where a good range of shopping, recreational and educational facilities can be found.

#### BRIEF DESCRIPTION

3 Barn Court is a Period barn conversion offering accommodation to comprise an entrance hallway, living room with feature wood-burning stove and feature brick surround, leading through to a fitted kitchen with appliances providing an open aspect through to a breakfast/dining room. To the first floor, the property has 3 double bedrooms, a family bathroom and a good sized loft space with ladder and partial boarding, and maybe suitable for additional accommodation. The whole property benefits from oil-fired central heating throughout and has a useful enclosed side passage leading from the front of the property to the rear gardens.

Outside, the property has pretty cottage style gardens which are mostly laid to lawn with maturing shrubs, flowering plants, ornamental pond and a paved seating area providing privacy and seclusion. There is a gateway leading through to the driveway parking to the rear which gives access to the single garage which is fitted with light and power. There is additional driveway parking to the front of the property via a parking space in the courtyard.

The Agents strongly recommend internal inspection to appreciate the setting and the character of the property on offer and early viewing is recommended as the property is being offered with Vacant Possession and No Onward Chain.

#### SERVICES

Mains Water, Drainage & Electricity.  
Oil-fired central heating.  
Telephone (Subject to B.T. Regulations)

#### OUTGOINGS

Council Tax Band: D

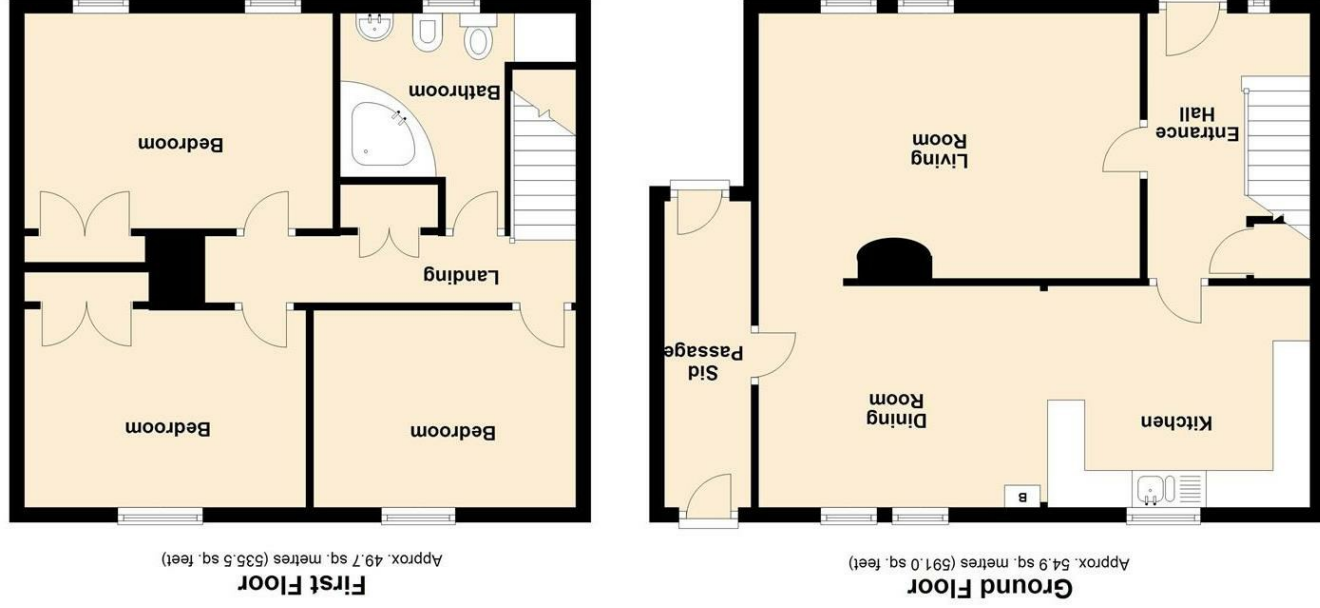
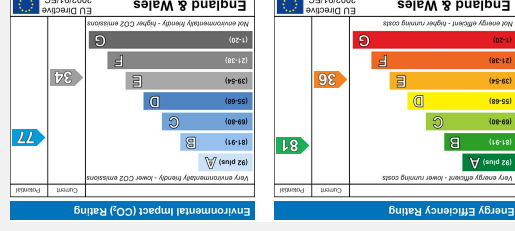


LOCAL AUTHORITY  
Herefordshire Council. Telephone 01432  
260000

VIEWING  
Strictly by prior appointment through the  
Agents, Jackson Property. Telephone 01568  
610600.

DIRECTIONS  
Leaving Leominster on the old Ludlow road,  
continue to follow the road for approximately  
3 miles. Upon entering the village of Luston  
turning on the left for The Willows and there  
is another small turning on the left into the  
courtyard, there is a white house on the  
corner and the property can be located in the  
courtyard directly ahead.

ROOM DIMENSIONS  
GROUND FLOOR  
Kitchen - 3.43m x 3m (11'3" x 9'10")  
Dining Room - 3.66m x 3.02m (12'0" x 9'11")  
Living Room - 5.16m x 3.38m (16'11" x 11'1")  
FIRST FLOOR  
Bedroom 1 - 4.17m x 2.90m (13'8" x 9'6")  
Bedroom 2 - 3.78m x 2.72m (12'5" x 8'11")  
Bedroom 3 - 3.56m x 2.67m (11'8" x 8'9")



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.