



Lower Ledicot Farm , Shobdon, Leominster Herefordshire HR6 9NX

Detached 5 Bedroom Country Property

Asking Price £420,000



Lower Ledicot Farm

Shobdon, Leominster HR6 9NX

- Detached Village Property
- Entrance Hallway
- Lounge/Diner
- Breakfast Kitchen
- Sitting Room & Conservatory
- Boot Room and Office
- 5 Bedrooms. En-suite to Master Bedroom
- Family Bathroom
- Gardens & Large Garage
- Agricultural Occupancy Restriction

Asking Price

£420,000

To arrange a viewing please contact us on

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



LOCATION

Lower Ledicot Farm is a detached country property enjoying an elevated position with outstanding countryside views and generous accommodation over two storeys, with good sized gardens, garaging and outbuildings, all set between the villages of Shobdon and Kingsland. The village of Shobdon has an excellent range of amenities including highly regarded village store and post office, together with primary school, village pub, Church and thriving local community, surrounded by delightful Herefordshire countryside, with the market towns of Leominster, Kington and Presteigne close to hand, the larger town of Ludlow and the Cathedral City of Hereford are also easily accessible. The village of Kingsland also has a thriving and friendly community and offers an excellent range of amenities including two well supported pubs/restaurants together with post office/shop, outstanding primary school, village hall with tennis courts and playing fields, Parish Church and the Luctonians Sports Club on the fringe of the village.

BRIEF DESCRIPTION

Lower Ledicot Farm is a detached village property being offered for sale with an agricultural occupancy restriction (further details are available). The property has good sized accommodation set over two floors to include: an entrance hallway leading through to a large lounge/diner, a snug/additional sitting room, conservatory/garden room to the rear, kitchen/diner, boot room/utility and office. To the first floor there is a generous landing with 5 bedrooms communicating off, the master bedroom having an en-suite shower room and there is also a family bathroom. The property benefits from double-glazing and oil-fired central heating throughout.

Outside, the property has good sized gardens to the front, side and rear with far-reaching countryside views and ample driveway parking. There is a triple bay garage with additional double carport leading to the rear gardens. There is also a very useful timber building to the side of the property providing garden storage and a greenhouse, with the gardens having a selection of maturing shrubs and flowering plants surrounded by hedging.

SERVICES

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

OUTGOINGS

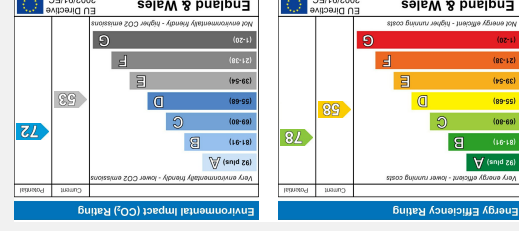
Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000



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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.

DIRECTIONS

Strictly by prior appointment through the Agents,
Jackson Property. Telephone 01568 616000

VIEWING

"Lower Leducot Farm, Shobdon is subject to an agricultural occupancy condition which limits the occupation of the dwelling to persons employed locally in agriculture, as defined by Section 222 (i) of the Town and Country Planning Act 1962 and the dependants of such persons".

AGENTS NOTE



Total area: approx. 257.9 sq. metres (2775.9 sq. feet)
These Plans are for Identification and Reference Only.
Plan produced using PlanUp.
Lower Ledicot, Shobdon, Leominster