



**Arkwright  
Owens**

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**Luccote, Mill Lane, Much Cowarne,  
Near Bromyard, HR7 4JJ**

Detached extended Victorian house  
with south facing garden and 5 acres of  
productive pasture with outbuildings.

**Guide Price: £750,000**

## LOCATION

Much Cowarne & Moreton Jeffries form an ancient rural community amongst the rolling hills of north-east Herefordshire. The land is productive and the area comprises many farms. The River Lodon flows through Much Cowarne from north to south. The population of about 350 is scattered throughout the parishes with the larger village of Burley Gate on the western side. The main roads to Bromyard A465 and to Worcester A4103 lie between the communities from east to west. There is a regular daytime bus service along the A465 between Hereford & Bromyard.



## DESCRIPTION

The house name “Luccote” is French in origin meaning “gently sloping in a southerly aspect” which sums up the 5 acres of land to be sold with the property.

An extended Victorian property with south facing land, with ground floor rooms comprising reception hall, sitting room, dining room, cloakroom & downstairs bath/shower room, kitchen, boiler room, utility room, freezer store room.

At first floor there are three bedrooms with far reaching rural views across the land under ownership. In 2009 planning permission was granted for a double garage.

The house benefits from double glazing and solar panels which provide electrical energy for the property. The house has an oil fired central heating system and multi-fuel stove and a gas fire (propane).

## ACCOMMODATION

### GROUND FLOOR

#### EXTERNAL PORCH 2'9" x 4'5" (0.9m x 1.4m)

On the south elevation of the house with stained glass side lights and electric door-bell chimes.

### **RECEPTION HALL 11'4" x 11'8" (3.5m x 3.6m)**

With original staircase with two fitted hand rails. Close carpeted with recessed under-stairs storage area. UPVC front door with side window. Coat hanging area. Wall mounted door bell. Ceiling height 2.371m. Radiator with control valve and wall mounted thermostat.

### **SITTING ROOM 13'1" x 11'8" (4m x 3.6m)**

Large UPVC south facing window, central fireplace on tiled hearth with gas fire (propane). Pendant light, skirting boards, ceiling height 2.3m.

### **CLOAKROOM 6'2" x 7'8" (1.9m x 2.4m)**

Access from the reception hall into room with built in wall cupboard, pedestal wash hand basin, low level WC, north facing UPVC window. Wall tiling and pendant light, tiled splash back and radiator with carpeting.

### **BATHROOM 7'8" x 4'5" (2.4m x 1.4m)**

Archway through to bath and shower cubicle with electric shower, ceiling light and radiant heater. UPVC obscure glazed window, tiled walls around bath.

### **DINING ROOM 11'8" x 11'8" (3.6m x 3.6m)**

West and south facing double glazed windows. Picture rail to matching skirting boards. Villager multi-fuel stove on tiled hearth, radiator, power outlets and pendant light. TV aerial socket.

### **KITCHEN 11'8" x 7'8" (3.6m x 2.4m)**

Ledged & braced stable door to the side hall. A vaulted ceiling decorative blackened timbers and linoleum flooring, tiled walls, base cupboards and eye level wall cupboards. Sink with draining board and mono block tap, gas cooker with gas hob (propane) and circulating fan. North facing UPVC window and smaller UPVC window. Recessed radiator.

### **BOILER ROOM 7'8" x 6'8" (2.4m x 2.1m)**

Floor mounted Worcester oil fired boiler with space for a washing machine and side counter and fitted shelving. UPVC north facing window. Hi level RCD consumer unit with circuit breakers. Electric meter. Timber ledged and braced door and pendant light.



### **EXTERNAL SIDE HALL 4'2" x 12'1" (1.5m x 3.7m)**

With linoleum flooring, polycarbonate roof with UPVC garden door and access to Utility Room and Freezer room.

### **UTILITY ROOM 7'2" x 9'8" (2.2m x 3m)**

With single stainless steel sink and draining board, with cupboard space below. Fitted shelving. South facing window and pendant light. Wire ventilation window into freezer room.

### **FREEZER ROOM 9'5" x 9'8" (2.9m x 3m)**

Linoleum flooring, timber panelled door, part glazed door into double garage. Internal wire fixed window into Utility Room. UPVC window facing north and room incorporates a toilet consisting of a wash hand basin with tiled splash back, low level WC, extractor fan and pendant light.

## **FIRST FLOOR**

### **LANDING 14'4" x 2'8" (4.4m x 0.87m)**

Carpeted flooring.

### **BEDROOM 1 12'1" x 11'8" (3.7m x 3.6m)**

Short landing into close carpeted with west facing UPVC window, radiator and pendant light, vaulted high ceiling. Power sockets and loft access.

### **BEDROOM 2 10'4" x 8'8" (3.2m x 2.7m)**

Middle bedroom, close carpeted, south facing UPVC window, views across the south facing garden and pond. Single radiator with control valve. Built in cupboard, ledged and braced wooden door and power sockets, pendant light. A vaulted ceiling making a light and airy room.

### **BEDROOM 3 12'1" x 10'1" (3.7m x 3.1m)**

Vaulted ceiling, with south facing UPVC window. Ledged and braced door. Power sockets. Far reaching views from dormer window, Access to loft.

## **GARDEN & GROUNDS**

The house has a south facing garden mainly laid to lawn with areas used for a hen house enclosure and duck house adjacent to the pond. A productive vegetable garden and greenhouse.

To the south east there are several stable buildings, a timber workshop, aviary and a vehicular access to the fields, close to the entrance of the property

## **PASTURE**

The pasture is of exceptional quality with immediate access to water tributaries that create lush wild grasslands, being well drained. A Land plan showing the 5 acres (tbv) is available from the agents.

## **PUBLIC RIGHT OF WAY**

There is a footpath along the line of the road which passes between the pasture within the ownership of Luccote.

### **DOUBLE GARAGE 16'4" x 17'3" (5m x 5.3m)**

Smooth concrete floor, exposed concrete block walls, exposed truss rafters providing roof top storage. UPVC south facing window over-looking the garden and two garage doors to height of 2m. West facing UPVC window.

## **FIXTURES & FITTINGS**

The electrical goods within the house, farming implements, shed, greenhouse and furniture are potentially available by separate negotiation, after an offer has been accepted for the property.



### DEVELOPMENT POTENTIAL

Much Cowarne is designated as a settlement where the principle of new residential development is acceptable, with several new build sites in the process of being built within the village. Much Cowarne does not have a Neighborhood Development Plan.

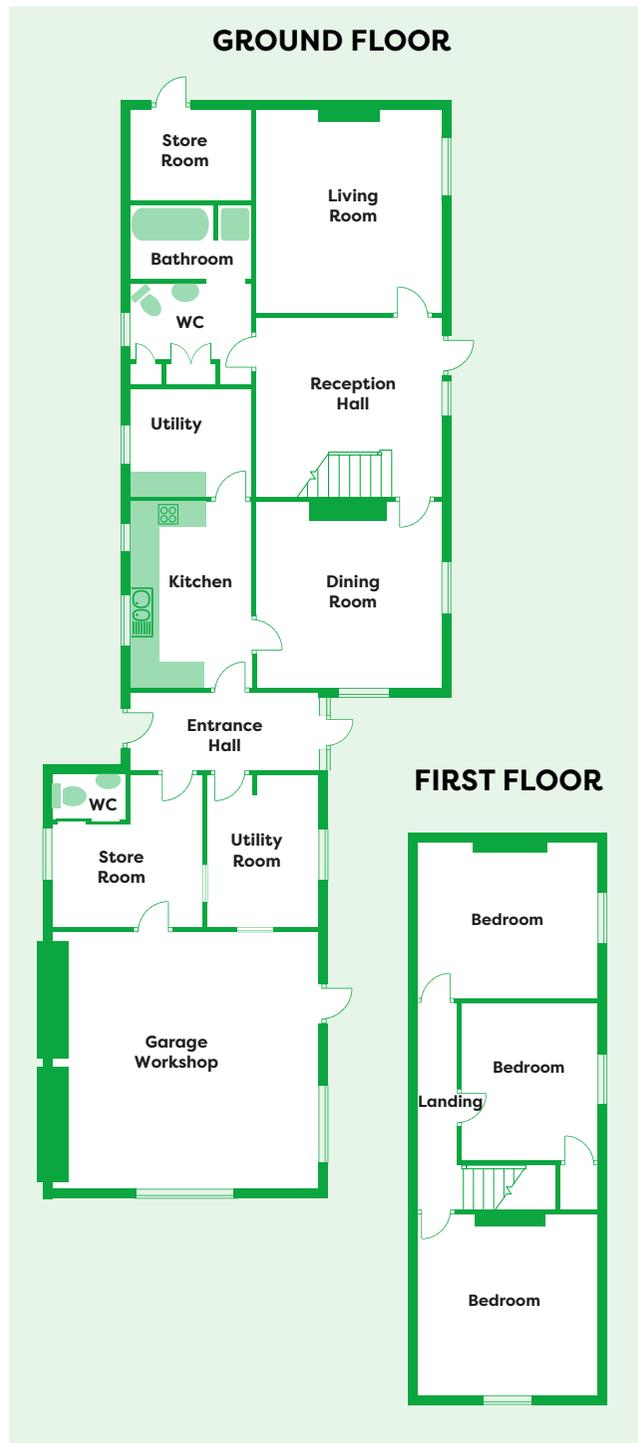
This property is at the southern most extremity of Much Cowarne so there may be potential to argue the case for development. The garage and outbuildings could be converted into as an annex for ancillary accommodation subject to planning.

### Directions

Leave Hereford on A465 down Aylestone Hill, at the roundabout take third exit onto A4103; Slight left onto A465, after 5.3 miles at roundabout go straight over into Burley Gate. After 300m follow sign for Much Cowarne by turning right on the bend and 1.5 miles turn right into Mill Lane. Pass the turn for the church and go straight on. The Property is at the bottom of Mill Lane, on the right hand side. Luccote on the gate. The Property is at the end of a No through Road.

### Distances:

- Bromyard 5 miles
- Hereford City 11 miles
- Leominster 13 miles
- Ledbury 10 miles
- Worcester 18 miles



OUTBUILDINGS	
External water pipe room	5'5" x 7'8" (1.7m x 2.4m)
Side shed	12'4" x 5'5" (3.8m x 1.7m)
Mower room	7'8" x 5'9" (2.4m x 1.8m)
Brick outhouse former WC	4'2" x 3'9" (1.3m x 1.2m)
Timber shed	6'5" x 10'1" (2m x 3.1m)
Stables	22'6" x 21'9" (6.9m x 6.7m)
Stable corridor	22'6" x 4'9" (6.9m x 1.5m)
Brick building	14'7" x 11'4" (4.5m x 3.5m)
The old pig sty	9'1" x 9'1" (2.8m x 2.8m)
Tractor shed	31'8" x 30'6" (9.7m x 9.3m)
Timber shed	12'4" x 20'4" (3.8m x 6.2m)
External shelters for bailer.	







### Services

Mains water with a private drainage two chamber septic tank. Oil fired central heating, mains electricity with solar panels. Propane gas is used for cooking and the sitting room gas fire.



### Council Tax

The property is assessed as Band E. The charging Authority is Herefordshire Council.



### Anti Money Laundering (AML)

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.



### Guide Price

Offers invited over £750,000.



### EPC

Energy Rating is E (44)

### TENURE

Freehold with vacant possession on completion.



### Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

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