



The Nest
Moreton Eye, Leominster, Herefordshire, HR6 0DP



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Sitting in a lovely rural setting lies this Grade II Listed 16th Century 5 bedroom detached Yeoman's house, together with a detached 1 bedroom annexe, an excellent range of traditional and modern outbuildings, wonderful gardens and grounds extending to just over 1 acre.

House, Annexe, Outbuildings and Grounds

INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale by Private Treaty The Nest, Moreton Eye, Leominster.

LOCATION

The Nest is located away from the main roads and sits in a lovely, quiet, scattered hamlet of similar character properties with a church, village hall and National Trust owned Berrington Hall close by. Luston is approximately 1 mile in distance and has a public house, junior school and an active community. The market town of Leominster is a short drive to the South whilst historic Ludlow is to the North and both offer a good range of local amenities with Ludlow being renowned for its architecture, culture and festivals.

DESCRIPTION

The Nest

The Nest is a unique, five bedroom detached character home, fully timbered, with useful outbuildings and surrounded by the loveliest of mature gardens.

Upon entering, the Reception hall has beautiful timbered features and beech floor. Off the hall is a Shower room, w/c, wash hand basin, shower cubicle with brick flooring and window to the back. A Snug overlooks the wonderful garden with large stone fireplace, wood burning stove and again timbered features. Dining room with more timbered features, fireplace has a range fire fitted, brick features and the most attractive hardwood staircase to first floor. Drawing room, fully timbered has a large brick fireplace and open fire and windows to front and side.

Kitchen/Breakfast room is full of character with base cupboards, stainless steel sink unit, electric hob, electric double oven and space for a fridge. The oil fired boiler is housed here. Utility room has sink unit, full range of wall and base units and integrated fridge freezer. Study overlooks the beautiful garden and features a stone fireplace with wood burning stove. Conservatory has again lovely views over the garden.

First Floor

Landing is full of character, featuring wattle and daub and offers access to roof space. A Master bedroom with large landing area has fitted cupboards, brick fireplace with basket grate and vaulted ceiling. Window to front has views over the garden, Ensuite with three piece white suite. Bedroom 2 also featuring wattle and daub, exposed stone work. Bedroom 3 with window to front overlooking garden and built in wardrobe. Bedroom 4 with window overlooking the garden, high level storage cupboard and built in wardrobe. Family Bathroom has a two piece white suite, next to linen cupboard and separate w/c. Bedroom 5 accessed from Study by separate staircase, has a wall-mounted electric heater, linen cupboard housing hot water cylinder and window overlooking garden. Ensuite three piece bathroom from landing area.

Annexe

Front door opens to Living room with double opening doors to a lovely paved outside seating area. Kitchen with electric oven and hob, sink unit and range of cupboards. Brick archway to double bedroom and ensuite shower room.



OUTSIDE

Within the courtyard there is a range of buildings that include 3 open fronted Car Ports, one of which has a useful dry store / outside utility at the rear. There is then a 2 storey section, part of which is open and houses the solar panels. The second part is enclosed and provides a useful dog kennel area and office above. On the opposite side of the courtyard there is a modern steel framed 7 bay outbuilding with the central section enclosed and used to store the tank for the garden watering system.

The wonderful mature gardens and grounds offer great interest, a mixture of styles and are well looked after. A real haven. They have been opened for the National Garden Scheme for 15 years and have also been featured in The English Garden magazine and Herefordshire Life. To the rear of The Nest, there is a productive potager with box hedging, an array of fruit trees, lawned gardens, selection of soft fruits and raised beds.

The more formal part of the gardens sit at the front of the house and are enclosed by mature hedging to all boundaries making it a very private area. There are paved seating areas off the property with arbour, climbing plants and shrubs, large lawned garden with a number of stone edged borders. A brick built potting shed leads to a formal planted area with central fountain feature and large floral beds. There is a stream, second brick built shed and delightful pond with waterfall feature.



AGENT'S NOTES

1. A public footpath crosses the property.
2. A new vehicular access to The Nest and 2 neighbouring houses is currently being constructed.
3. The property has the benefit of solar panels which were installed in 2011 and provided an annual income of £1,588.14 from 11.6.18 for a full year.

TENURE

The property is Freehold.

SERVICES

Mains electricity, mains water, private drainage, oil fired heating to radiators, 4 wood burning stoves, telephone to BT regulations. The majority of the windows are secondary glazed.

LOCAL AUTHORITY

Herefordshire Council.

METHOD OF SALE

The property is to be offered for sale by Private Treaty.

VIEWING

Please contact Samuel Wood & Company on 01584 875207. For out of office enquiries please phone Andrew Cadwallader at Samuel Wood & Company on 07974 015764.

DIRECTIONS

From Ludlow proceed South on the A49 bypassing the village of Brimfield to reach Ashton where you turn right to Moreton, Eye, Luston. Past Berrington Hall, turn left in the middle of Moreton and keep bearing right to The Nest at the end of the lane as indicated by the Agent's For Sale sign.

AGENTS

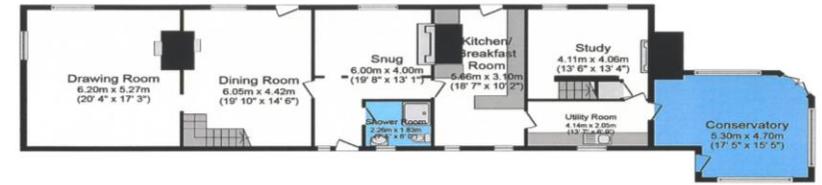
John Amos & Co, Lion Court, Broad Street, Leominster HR6 8LE

John Amos FRICS FAAV

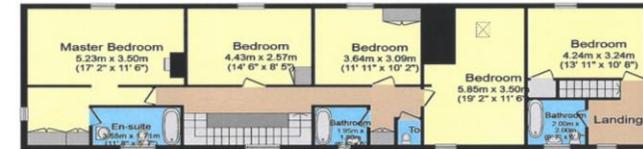
Tel: 01568 610007

JOINT AGENT

Samuel Wood & Company, Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW. Telephone **01584 875207 / 07974 015764**



Ground Floor

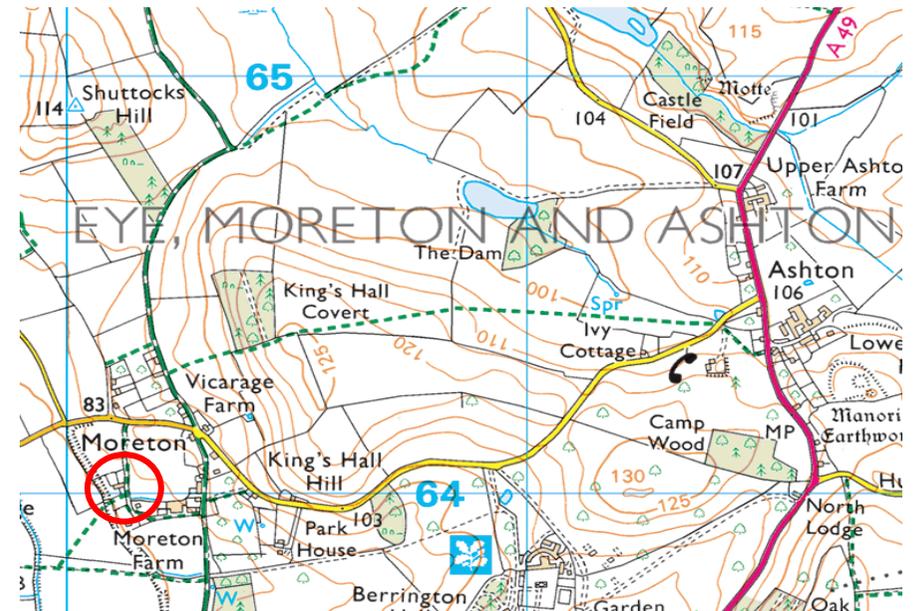


First Floor



Annexe

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