



LITTLE BURTON, MONKLAND, HEREFORDSHIRE
Enjoying Rural Location Period House in need of Restoration in about 12.7 Acres

SITUATION

Leominster 5.5 miles, Weobley 6 miles, Kington 9 miles, Hereford 15 miles, Ludlow 17 miles, Ledbury 27 miles, Worcester 32 miles, Shrewsbury 41 miles.

Road Links: M5 32 miles.

Trains: Hereford & Leominster

International Airports: Birmingham 70 miles

Little Burton is situated in a private rural location between the villages of Eardisland, Pembridge and Dilwyn, all of which form part of the famous Black & White trail. The villages have churches, shops & public houses with the historic town of Leominster & the historic village of Weobley, both a short drive away. The property benefits excellent communication links with the A49 and M5 motorway networks. The Cathedral City of Hereford lies to the South with the historic market towns of Kington & Ludlow just short drive away.

The property is located along a country lane being well placed for both Leominster and Ludlow, communications to main roads are within short drive which provides good access to the motorway network.

- Kitchen/Breakfast, Living room, Dining Room
- Downstairs Bedroom with En Suite Shower.
- 3 Double Bedrooms. Family bathroom
- Double Garage with Workshop, 3 Concrete Stables.
- Adjoining barn with 2 Pony Boxes and Lean-to.
- American Barn with 4 Stables, Polytunnel

Gardens & Grounds to about 12.7 acres

Education There is an excellent range of both public and private schools in the area with both primary school education and secondary school education at Leominster or Weobley. There is a significant range of independent schools including: Moor Park, Hereford Cathedral School, Lucton School, Malvern St James, and The Elms. For Independents see www.isc.co.uk and for state school information see www.herefordshiregov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational The Historic towns of Hereford, Leominster & Ludlow offer garages, public houses, restaurants, schools, supermarkets, leisure centre, good range of independent shops and churches. Further amenities including theatres, restaurants and shopping are available at Shrewsbury or Worcester.

The surrounding area provides a wealth of sporting and recreational opportunities, with the Clee Hills, Mortimer Forest, Queenswoods, and the Malvern Hills all accessible. Excellent walking and cycling opportunities abound from the property with good horse riding. Equestrian venues are at Allenshill, Bromyard Equestrian, Hillview, Lincombe, Radfords, Stourport & Three Counties Show Ground. Horse Racing is at Ludlow, Hereford, Worcester, and Cheltenham.

Lower Burton, Leominster, HR6

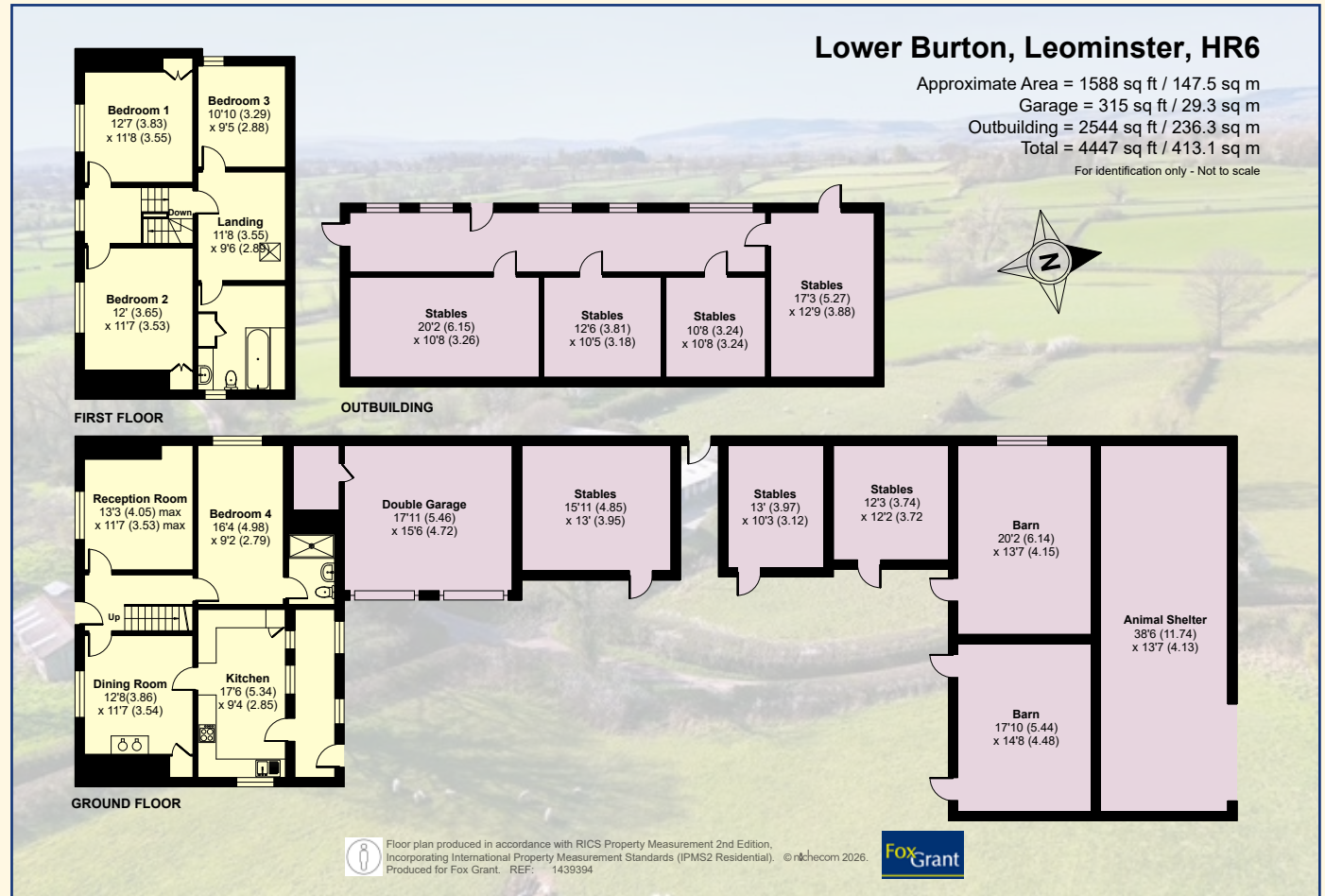
Approximate Area = 1588 sq ft / 147.5 sq m

Garage = 315 sq ft / 29.3 sq m

Outbuilding = 2544 sq ft / 236.3 sq m

Total = 4447 sq ft / 413.1 sq m

For identification only - Not to scale



LITTLE BURTON

is detached period house in need of modernising and restoration, enjoying a private countryside location with views across open countryside. The property offers three double bedroom accommodation red brick construction under tiled roof. The main entrance is via entrance hall with doors leading off to the principal rooms. The living room with exposed beams and fireplace. The kitchen/breakfast room with Rayburn with doors leading out into rear porch with further door leading through to dining room with fireplace. There is a double bedroom downstairs with en suite shower. On the first floor there are three double bedrooms with bathroom.

OUTSIDE

The property is approached via gated drive leading up alongside of the house to parking for 3/4 vehicles. There is double garage with workshop, 3 block stables. Red brick barn which is currently 2 pony boxes with hay and feed room and lean-to shed. The barn would be ideal for conversion (subject to planning) to annexe, studio or holiday cottage. To the rear of the main yard is the block built American Style barn offering stabling for 4 horses. To the side of this was old arena (20m x 40m) now grassed over, vegetable plot and polytunnel.

The land lies to the side and just down the lane from the property and is permanent pastureland. There is a **Wildlife Area** with mixture of trees and shrubs planted in there and is also the burial ground for the family horses.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The current owners will be putting in a legal covenant giving them right of access for them to visit 4 times a year the **Wildlife Area** and that also, on the passing of the owner that their ashes will be scattered there.

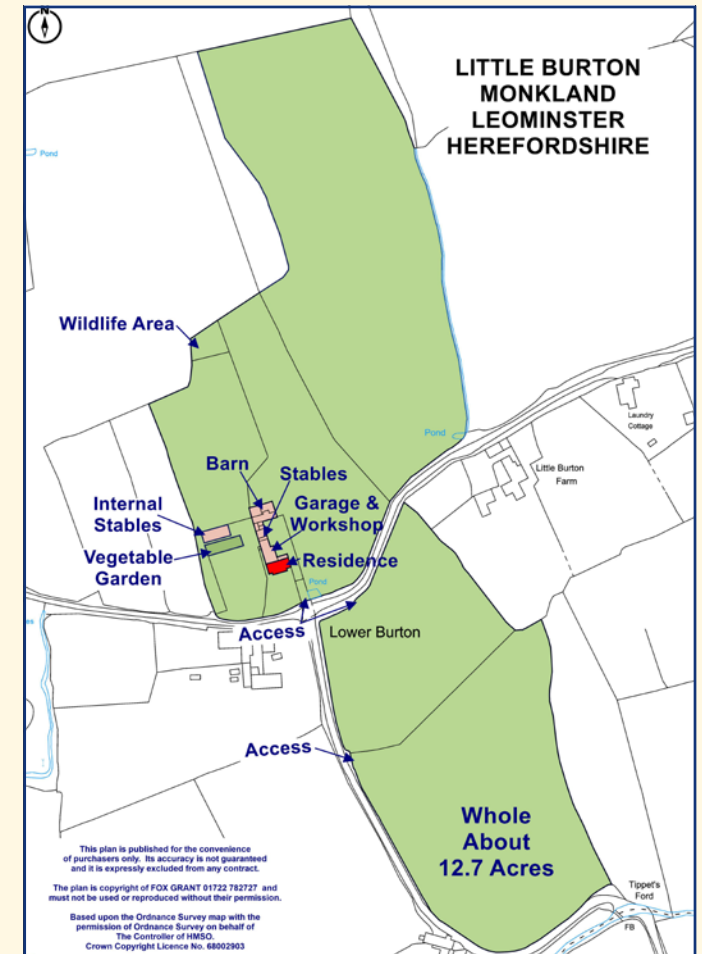
LOCAL AUTHORITY: Herefordshire Council 01432 260000

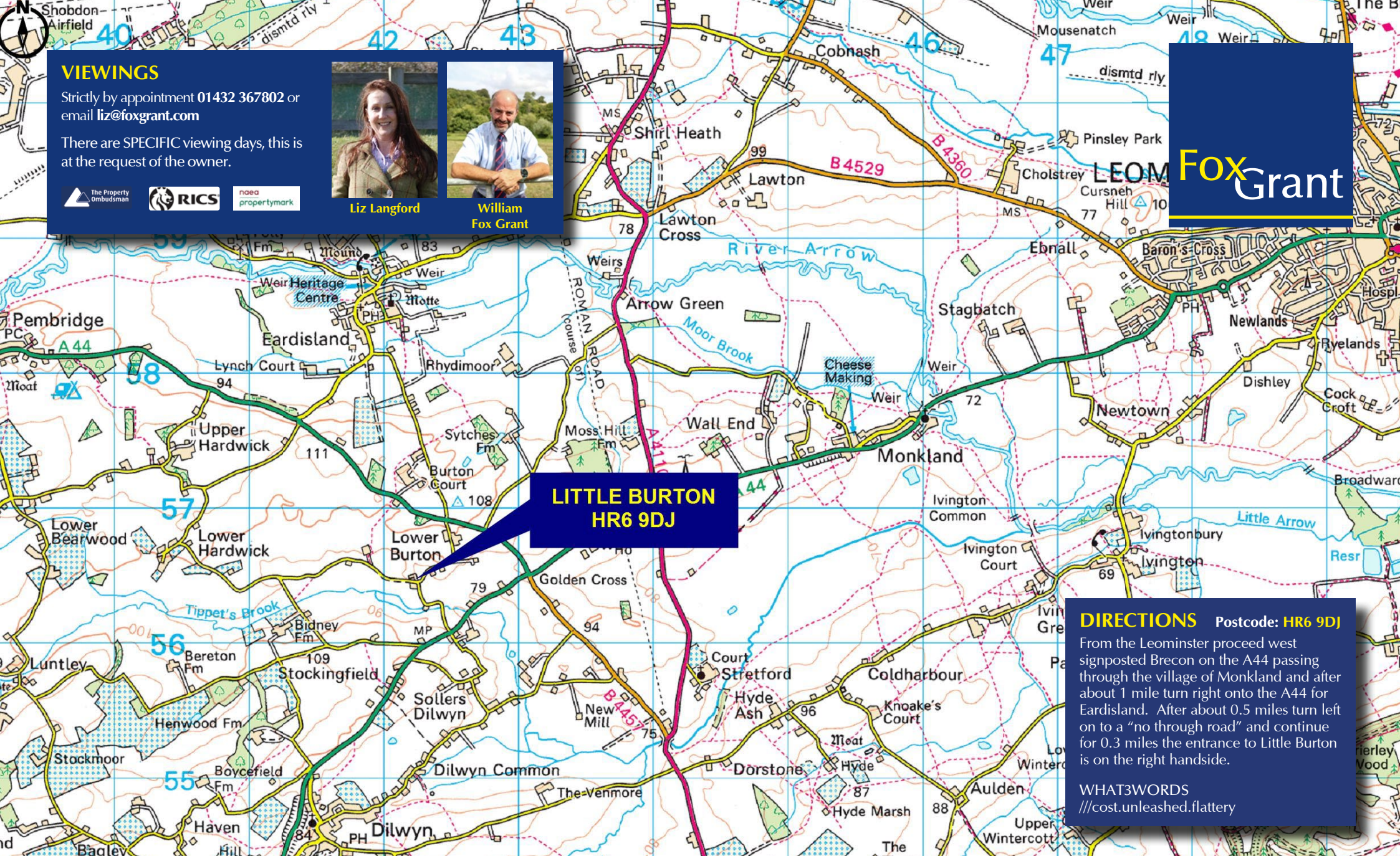
COUNCIL TAX: Band E

SERVICES Mains electricity & water, septic tank drainage (in need of replacement) & oil-fired central heating.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

TENURE Freehold with vacant possession on completion.





VIEWINGS

Strictly by appointment 01432 367802 or email liz@foxgrant.com

There are SPECIFIC viewing days, this is at the request of the owner.



Liz Langford



William Fox Grant



**LITTLE BURTON
HR6 9DJ**

DIRECTIONS Postcode: **HR6 9DJ**
From the Leominster proceed west signposted Brecon on the A44 passing through the village of Monkland and after about 1 mile turn right onto the A44 for Eardisland. After about 0.5 miles turn left on to a "no through road" and continue for 0.3 miles the entrance to Little Burton is on the right handside.

WHAT3WORDS
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