



Lambourne House, Wigmore, Herefordshire

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Lambourne House, Ludlow Road, Wigmore Herefordshire HR6 9US

A superb four bedroom house with style and character, on a select development of five, in a sought after village

Leintwardine 4 miles, Ludlow 8 miles, Presteigne 9 miles, Hereford 20 miles, M50 35 miles

Reception hall | Generous kitchen/dining room
Sitting room | Four double bedrooms | Two en suites | Family bathroom | Gardens | PV panels
Air source heat pump | Underfloor heating throughout | EPC rating B

Internal photographs are of Harley House.

The property

Lambourne House is a stunning four bedroom detached house on this stylish, select development of five detached houses. Built to a high standard by an award winning local developer who specialises in heritage design and character, mixing with modern amenity and on-trend design. The developers are a family run firm who pride themselves on professionalism, attention to detail and care, from the ground up.

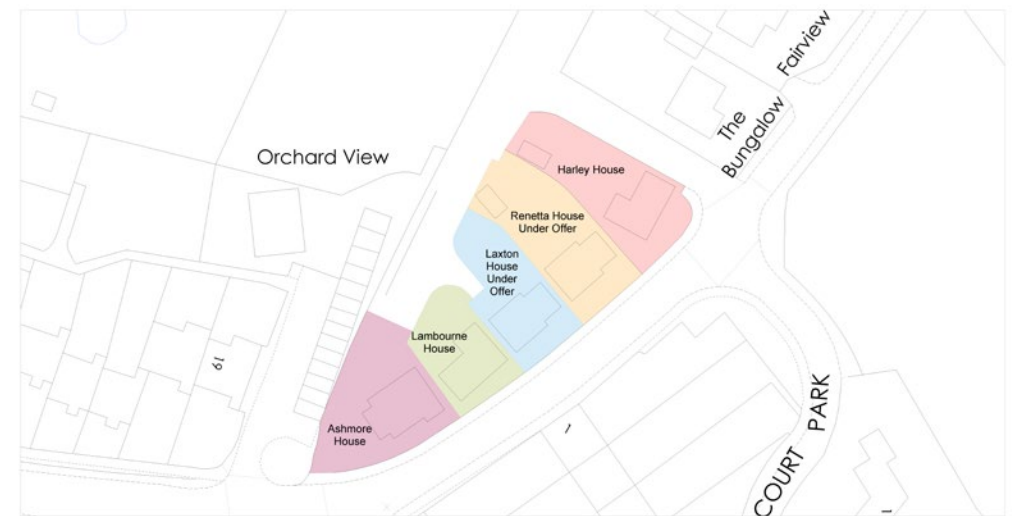
The five properties are individual by design but have similarities running through them. Lambourne House features an oak built porch, which leads into the spacious entrance. The porcelain floor tiles help make this an impressive entrance with plenty of space for coats and muddy boots, along with a cloakroom. The utility area is carefully hidden offering plumbing for a washing machine and tumble dryer.

Lambourne House is fitted with a designer kitchen from Second Nature with solid ash cabinetry hand finished in taupe, durable and stylish Carrera Quartz work surfaces and a solid oak topped island with dual aspect breakfast bar and accent pendant lighting.

A Rangemaster cooker is fitted within a custom built surround with solid beams providing a really warm feel. There is a dining area with bi-fold doors opening onto the sandstone terrace, connecting the main living space to the garden for inside-outside living.

The sitting room has engineered oak flooring, an inglenook fireplace built with heritage lime mortar and much sought-after Clearview wood burning stove. Double doors connect to the garden.

Rising to the first floor, there is a generous landing off which are four double bedrooms, and family bathroom. The principal bedroom and main guest bedroom/bedroom 2, are en-suite, with the family bathroom serving the other two bedrooms. The bathrooms have a luxurious feel and there is some lovely detailing to the bedrooms, such as bespoke wardrobes and exposed beams. The views from the bedrooms are over countryside.



Properties at Wigmore

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Not to Scale. Drawing No. Y22150-02L | Date 19.11.24



Outside

The first impressions are brilliant, with a pleasing mix of materials to the front aspect of each property. Stone and brick steps rise to porches, flanked with lawn, dwarf walls and estate fencing. The rear garden is lawn and again fenced with estate fencing (from Cotswold ironworks) and gravel parking areas, with a gate leading through the garden.

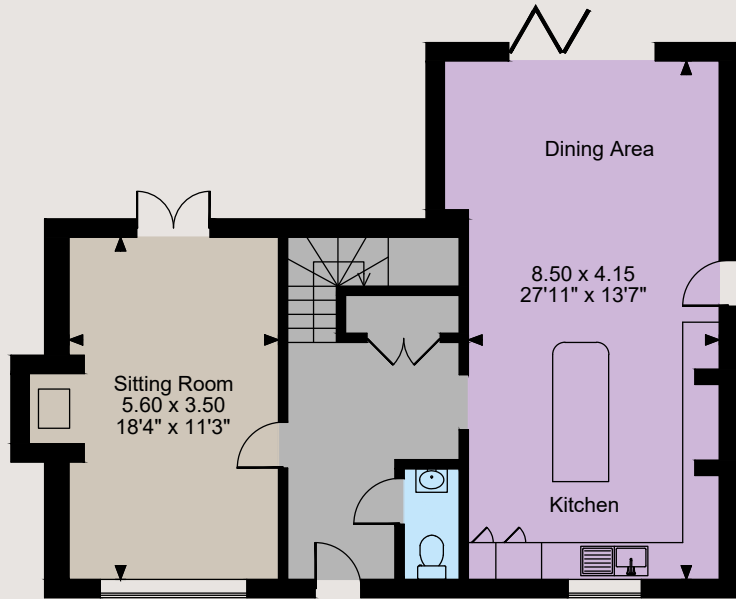
There is a small plot of land that is available by separate negotiation, for extra garden space.

Location

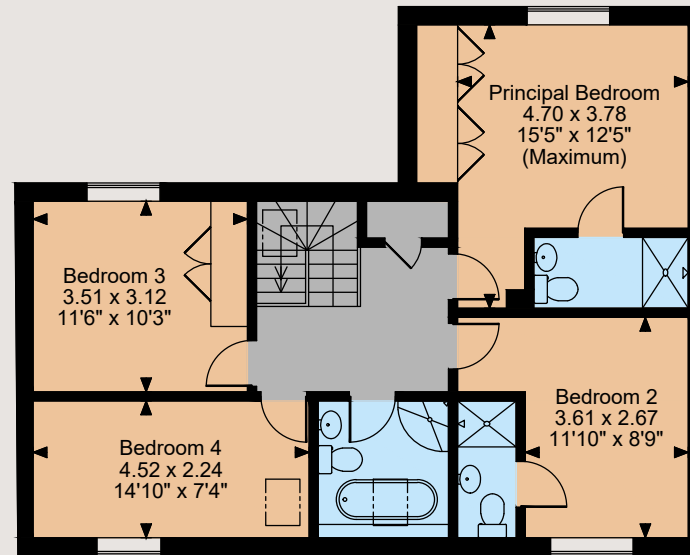
Wigmore is surrounded by rolling countryside on the South Shropshire/North Herefordshire borders. The village has a wonderful sense of community and boasts an excellent village shop. The Oak at Wigmore is a popular pub and restaurant, as is The Castle Inn, and the village school (primary and secondary education) is very well thought of. The independent school of Lucton is a only short drive away. There are various other villages and towns within a 10 mile radius - Aymestrey is just down the road and has The Riverside pub, which is mentioned in the Michelin guide. Leintwardine is a few miles north, with a village shop, petrol station, pubs and restaurants (The Lion has an amazing garden on the river), a butchers, an award winning fish & chip shop, and a small craft bakery. The historic market town of Ludlow is just 8 miles east of Wigmore, offering fantastic independent shops, cafes, restaurants, markets and so much more. Hereford is about 35 minutes by car. Ludlow and Hereford are on the main



Lambourne House, Ludlow Road, Wigmore, Herefordshire
 Main House internal area 1,560 sq ft (145 sq m)
 Garage internal area 173 sq ft (16 sq m)
 Total internal area 1,733 sq ft (161 sq m)

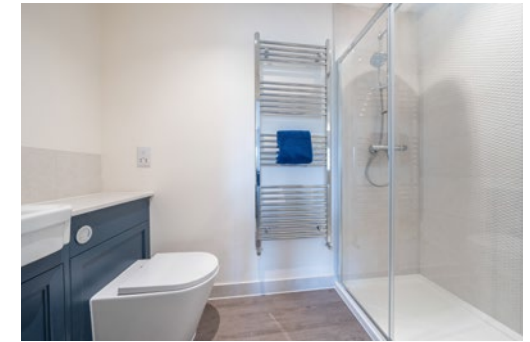


Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions
 What3words///opinion.isolating.couriers

General

Local Authority: Herefordshire Council
Services: Mains electric, water and drainage. Underfloor heating downstairs, PV panels, air source heat pump, Superfast broadband.
Council Tax: tbc
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.
Tenure: Freehold
Guide Price: £500,000

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Over 50 offices across England and Scotland, including Prime Central London

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