



Laxton House, Wigmore, Herefordshire

For the finer things in property.



# Laxton House, Ludlow Road, Wigmore, Herefordshire HR6 9US

A superb three bedroom house with style and character, on a select development of five.

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

Reception hall | Large kitchen/dining room  
Utility | Cloakroom | Sitting room | 3 Bedrooms,  
2 en suite | Family bathroom | Garden | Garage  
PV panels | Air source heat pump | Underfloor  
heating downstairs | EPC Rating B

## The property

Laxton House is a thoughtfully designed three bedroom house on this stylish, select development of five detached houses. Built 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. Renetta House enters into a 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. 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 is truly the hub of the home. A Rangemaster cooker is fitted within a custom built surround with solid beams providing a really warm feel.

The utility room offers plenty of space for overflow kitchen appliances along with plumbing for washing and drying machines. The backdoor opens on to a side terrace giving access to the rear and front gardens.

There is a dining area with bifold 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 three bedrooms and family bathroom. The principal bedroom and main guest bedroom/bedroom 2, are en suite. 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.

## Outside

The first impressions are brilliant, with a pleasing mix of materials to the front aspect of each property. Laxton House is part brick and part timber clad making for a modern take on a cottage which works brilliantly, marrying modern and traditional styles. Stone and brick steps rise to the porches, flanked with lawn, dwarf walls and estate fencing. The large rear garden is lawn, and again fenced with estate fencing (from Cotswold Ironworks) and spacious gravel parking areas. There is an oak framed garage, finished with clay tiled roof, traditional feather edge boarding, and aluminium guttering and downpipes.

**Photographs are of Renetta House which is under offer, but identical to Laxton House.**



## Location

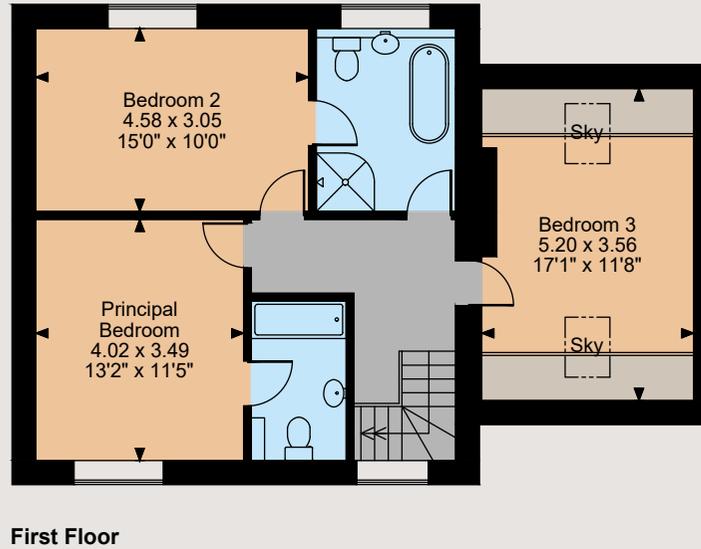
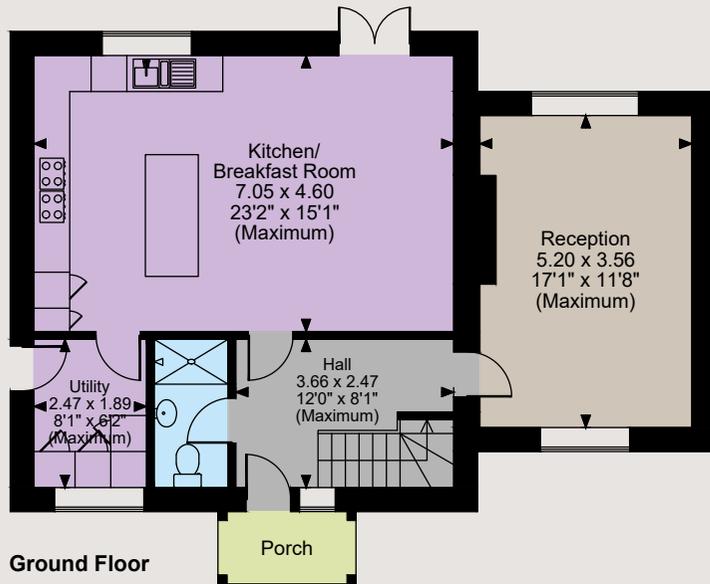
Wigmore is surrounded by rolling countryside on the South Shropshire/North Herefordshire borders. The village has a wonderful sense of community and boasts an excellent community village shop. The Oak at Wigmore is a super pub and restaurant, as is The Castle Inn, and the village school (primary and 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 train line, Cardiff to Manchester.



**Laxton House, Wigmore, Herefordshire**  
Internal area 1,453 sq ft (135 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions**

From Ludlow, head west over Whitcliffe, drive through the villages of Elton and Leintball Starkes. The property is found on the right hand side when entering Wigmore. Please use [What3words.com/opinion.isolating.couriers](http://What3words.com/opinion.isolating.couriers)

**General**

**Local Authority:** Herefordshire Council  
**Services:** Mains electric, water and drainage. Underfloor heating downstairs, PV panels, air source heat pump, Ducting has been installed ready for an electric car charger.

**Council Tax:** tbc

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale.

**Tenure:** Freehold

**Guide Price:** £525,000

**Ludlow**

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