



Harbourne House
High Street, Leintwardine, Herefordshire, SY7 0LB



A grand period property requiring renovation with beautiful gardens of up to an acre, situated within the heart of sought-after Leintwardine.

◆
Craven Arms 7 miles, Ludlow 8 miles, Hereford 24 miles, Shrewsbury 30 miles
◆

Reception hall | Sitting room | Drawing room | Dining room | Kitchen/breakfast room | Utility room | Pantry | Cellarage | Five bedrooms | Three bathrooms | Three attic rooms
Gardens | Terrace | Large garage | Stores | Parking | About 1 acre in total | EPC: G

The Property

Harbourne House is a detached period property boasting a wealth of character situated within the heart of the sought-after village of Leintwardine. The property originally dates back to the 18th century and has only changed hands a number of times. The site lies within the former Roman settlement of Bravinium, and the rear garden straddles the western perimeter of the Roman bank or vallum. The property does require modernisation and renovation throughout but offers true potential to create a wonderful spacious family home with immense charm. Upon entering the property, you are welcomed to a reception hall with original cornicing, wooden flooring and an archway feature. The dining room is a spacious room with a beautiful south-facing bay window enjoying views of the gardens. There is original wooden flooring and an open fire place. The sitting room is adjacent and is a light room with another large south-facing window and a glazed door accessing the beautiful gardens. There is another open fire place and built-in book shelving. The drawing room is a superb room with a double aspect with



bay windows, an open fireplace and arched book shelving. The kitchen is fitted with units and has a traditional AGA. There is a useful utility room providing further storage and a cloakroom WC. A beautiful original wooden staircase leads to the first floor which has five spacious bedrooms and three family bathrooms. On the second floor, there are three further rooms, which could be used as bedrooms or as studio space.

Outside

The property benefits from beautiful gardens and grounds extending to an acre. The gardens have been immaculately landscaped and are mainly laid to lawn with some exceptionally well stocked borders, shrubbery and mature trees interspersed throughout. There is some manicured hedging and also a kitchen garden. There is a driveway leading to a parking area in front on the garage. The large garage providing superb storage. This could be converted for a wider range of uses (subject to the necessary consents).



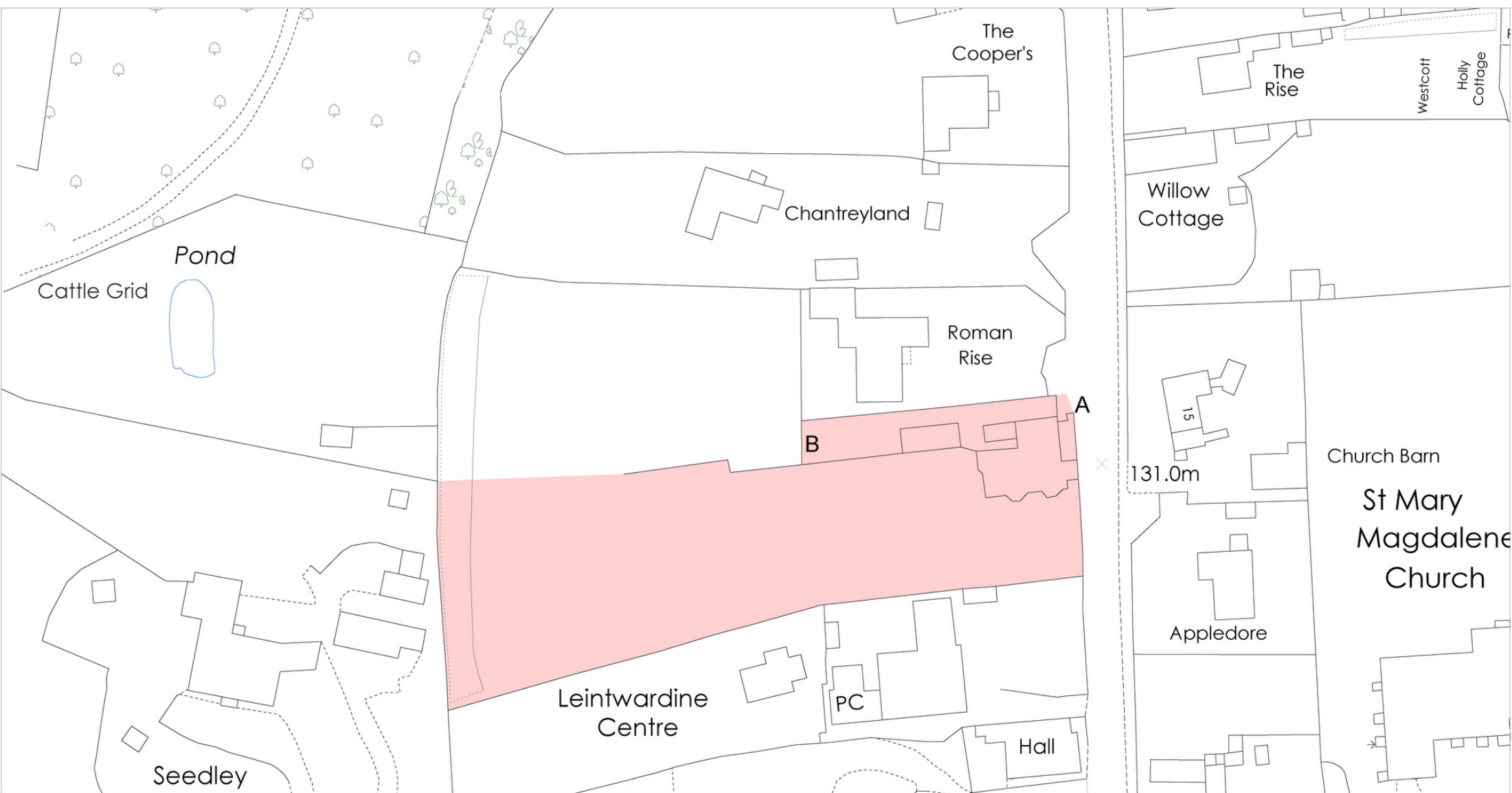
Situation

The property is situated within the sought-after village of Leintwardine. The historic village has a thriving community and benefits from day-to-day amenities including a superb village shop, a family butcher, a prize winning fish and chip shop, a doctors' surgery, two public houses and a primary school. Just further afield, is the vibrant market town of Ludlow which offers a wider range of facilities and a train station. The surrounding area offers superb walking and cycling with local hill trails, including the Offa's Dyke Path. Schooling is good in the area with a primary school in the village and secondary schooling in the nearby market towns. For the private sector, Bedstone College, Lucton School and Hereford Cathedral are all within good reach.









Harbourne House

Total Area (0.42 ha / 1.03 ac)

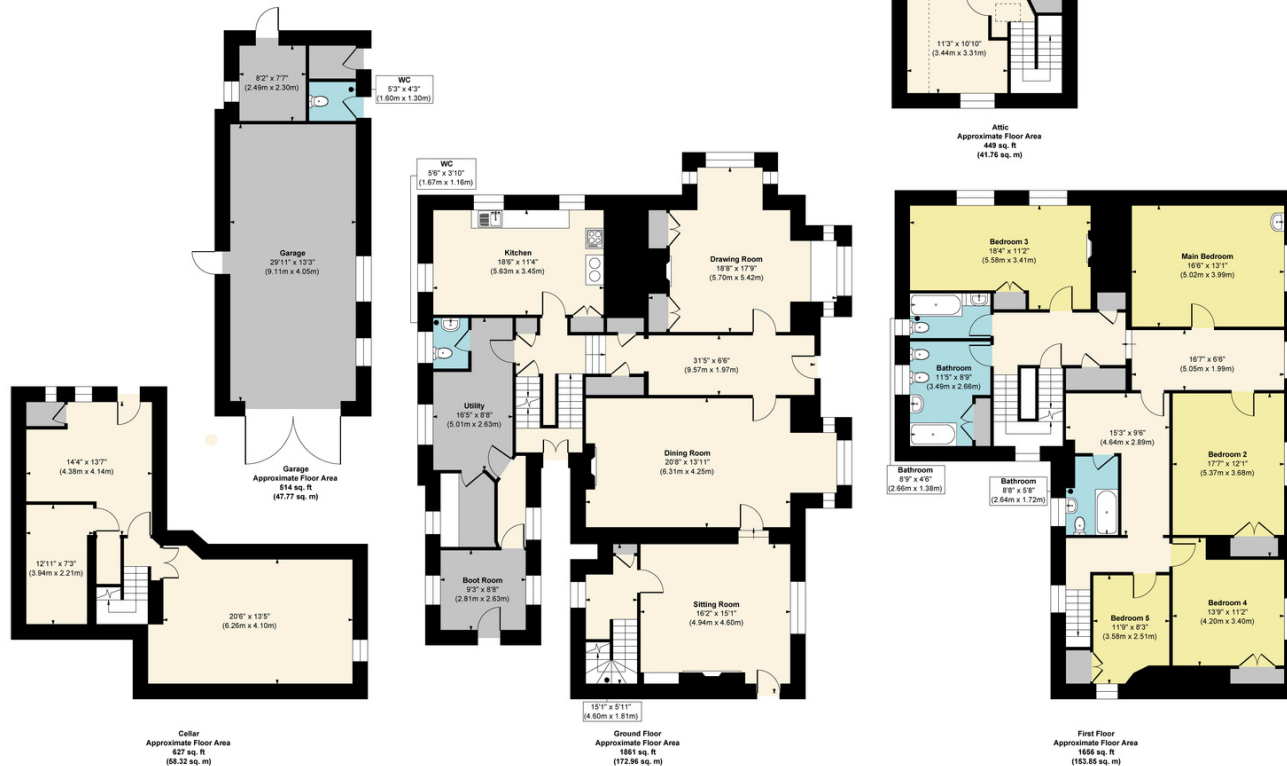
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Approx. Gross Internal Floor Area
Main House = 4593 sq. ft / 426.89 sq. m
Garage = 514 sq. ft / 47.77 sq. m

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The position & size of doors, windows, appliances and other features are approximate only.
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Directions: Approaching Leintwardine from Ludlow, continue along the high street and find the property on your right hand side indicated by its name plaque.

Local Authority: Shropshire Council.

Services: Mains water and electricity. Oil fired central heating. Mains drainage.

Council Tax: Band G.

Agents Notes: The vendors will be reserving a right of way from points A to B.

Wayleaves, easements and rights of way:
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated September 2023. Photographs dated September 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX