



Little Heath
Leysters, Herefordshire, HR6 0HT





A charming period cottage boasting a wealth of character occupying an idyllic setting with beautiful gardens and grounds extending to 1.08 acres.

Tenbury Wells, 4.5 miles, Leominster 5.6 miles, Ludlow 10 miles, Hereford 17 miles

Porch | Family room | Conservatory | Sitting room | Kitchen/dining room | Utility rooms | Boot room | Four double bedrooms | Family bathroom | Shower room
Gardens | Orchard | Outbuildings | Paddock | Pond | Parking | About 1.08 acres in total | EPC: C

Adjacent property/plot available by separate negotiation

The Property

The Little Heath, dating back to 1820, has been extended, renovated and modernised over the last 100 years to make it compatible with modern lifestyles, while keeping period details. The property, approached off a quiet lane, flanked by an avenue of trees, is surrounded by rolling fields with views to the Welsh mountains. The approx. 1.08 acres of garden is divided into 'rooms', including a kitchen garden for fruit, vegetables and poultry.

Entry is through an enclosed porch, with an antique stable-door, to the main reception area/family room. The family room, currently containing an office area, has original flagstones. A glazed wall gives a view through the conservatory to the gardens and countryside on three sides, and access to the vine-covered terrace. The generous sitting room, also with original flagstones,

has exposed beams, deep oak window-sills, and a stone inglenook fireplace, with wood burning stove. The kitchen/dining room, spacious and light-filled, is a cook's and entertainment space, with wide, generous counters, modern units with storage for groceries and baking supplies, multiple power points and appliances including an induction hob. It has the original chimney for a range-cooker. Bi-fold doors open to the rear garden, ideal for al-fresco dining and entertaining. Adjacent are three linked utility rooms with built-in storage, butler sink, WC, laundry and drying areas, pantry storage, and a designated dog-wash / sleep room, plus space for indoor exercise equipment.

Up the oak staircase are four double, light-filled, bedrooms, some with vaulted ceilings, all with fantastic

views and built-in storage. Two contain en-suite WCs. The family bathroom has a bath with shower over, and a separate shower room next door. Little Heath has many energy saving and eco-friendly features; walls and floors are insulated where possible, with aluminium framed double-glazing, solar thermal panels remain (disconnected) for free hot water, and a wood-boiler, currently heating two properties and attracting an £4k annual RHI grant.

The Old Sign Shop

The nearby one-bedroom property/plot is also available. The property would act as secondary accommodation to the Little Heath if required. Please refer to the agents for further details.





Outside

The grounds of the Little Heath include lawns with herbaceous borders, mature flowering trees and shrubs, with dry stone walling and wide stone pathways. The large open paddock includes established fruit trees: apples – eating, cooking and cider – pears, plums, damsons, and fig. The kitchen garden contains fruit and vegetable cages, with raised beds, and animal pens with a water supply.

The south-facing terrace, opening off the conservatory, is an ideal entertainment space, and the large, fenced, pond is a perfect spot for quiet contemplation. Here you can see newts and wild ducks, occasionally herons or otters.

Outbuildings comprise an oak-framed workshop, a large, tucked away, machinery shed and a generous potting shed, for storage and growing space.

Situation

Little Heath is in an elevated position in the rural village of Leysters, enjoying a beautiful and peaceful outlook over rolling Herefordshire countryside, on the border with Worcestershire and Shropshire. A scenic and sought-after area of Herefordshire, the village has many clubs and groups which meet at the Village Hall, a traditional Parlour-Pub and an historic church. The area provides great riding and many fine walks – including along the one-mile horse-chestnut avenue to the house, and public rights-of-way. Amenities can be found in the nearby market towns of Tenbury Wells, Leominster and Ludlow, including supermarkets, independent shops and restaurants. Markets flourish in the area – antiques, collectibles, fine foods, farmers' markets and traditional mixed days, with vibrant events and festivals. Hereford and Worcester are also easily reachable. Schooling in the area is good with primary and secondary in nearby towns and transport available in many cases. Kimbolton and nearby villages have outstanding primary schools. For the private sector, Moor Park, Lucton School and Hereford Cathedral are within easy reach. Hereford Sixth Form is one of the top-performing in the country, Ludlow also has a sixth-form college, and there is superb vocational training available through the Technical and Art colleges. The close-by A44 provides good links to the motorway networks. The A49 and Leominster/Ludlow take you to the south/north or west to Wales and the coast. Birmingham and the West Midlands are about an hour commute, with rail links in Leominster and Hereford. Regional international airports are at Birmingham, Manchester and Bristol.





Little Heath



- Lot Key**
- 1 Lot 1 (0.44 ha / 1.08 ac)
 - 2 Lot 2 (0.26 ha / 0.64 ac)

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Not to Scale. Drawing No. Y21968-01 | Date 03.04.24



LITTLE HEATH, LEYSTERS, HEREFORDSHIRE, HR6 0HT

Directions: From Tenbury Wells proceed towards Leominster on the A4112. Continue until you reach Leysters. Turn left at the cross roads signposted for the church. Continue for a short distance and turn right signposted for Rosedale & Pudleston (gated road). Continue along here for about a mile and find the property on your right hand side indicated by its name plaque.

Local Authority: Herefordshire Council.

Services: Mains water and electricity. Private drainage.

Council Tax: E

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.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



50 Bull Ring, Ludlow, SY8 1AB
01584 817977
ludlow@markwiggins.co.uk
www.markwiggins.co.uk



Approx. Gross Internal Floor Area
Main House = 2538 sq. ft / 235.91 sq. m
Outbuilding = 479 sq. ft / 44.49 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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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 April 2024. Photographs dated April 2024. 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