



The Old Sign Shop  
Leysters, Herefordshire, HR6 0HT

# A wonderful opportunity offering tremendous flexibility occupying an 0.64 acre plot situated within the idyllic Herefordshire countryside.

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

Boot room | Kitchen | Shower room | Sitting room | Double bedroom | Boiler room | Triple log store | Enclosed woodland garden | Gardens | Parking  
Extending to around 0.64 of an acre | EPC: C

**Adjacent property available by separate negotiation**

## The Property

The Old Sign Shop offers an unusual opportunity to acquire a quirky one-bedroom dwelling in an elevated 0.64acre plot in the quiet Herefordshire countryside. Originally a Pole Barn estate workshop, renovated in 1992, it has Residential planning permission. The property, with large driveway, parking, outbuildings and garden-woodland, offers flexibility and opportunities for a buyer with vision.

The front door enters into a large sitting room, with double-glazed windows and exposed beams. Off here is a double-bedroom. The kitchen, with fitted units and appliances, has a shower room off it. The view from the loo is of unbroken farmland! The boot room, off the kitchen, contains another entrance door, and a large storage area. Next door to the boot room is a boiler shed – currently containing two Froling wood and pellet boilers –

These heat two properties, attracting a RHI tariff of over £4k a year, tax free.

## Outside

The property has a large gravel parking area, own driveway, back and front gardens with outstanding views to Wales and enclosed woodland garden, plus 3-bay log store, lending itself to a Self Sufficient lifestyle. Features include apple and pear trees, early flowering spring shrubs, young and mature trees and a mixed hedge.

## Little Heath

We are also selling the adjacent property, the Little Heath, a four-bedroom period house . Please refer to the agents for further details.The Old Sign Shop could work as secondary accommodation to the Little Heath if required.

## Situation

The Old Sign Shop is in in the rural village of Leysters, a scenic and sought-after area on the Herefordshire/Worcestershire/Shropshire border. Many riding routes and walks – including along the one-mile horse-chestnut avenue to the site. Amenities can be found in the nearby market towns of Tenbury Wells, Leominster and Ludlow, including supermarkets, independent shops and restaurants. Schooling in the area is good with primary and secondary in nearby towns and transport available in many cases.

## Planning

Discussions have not taken place with the planning authorities, but the site lends itself to a number of opportunities, subject to consents.







# Little Heath



### Lot Key

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

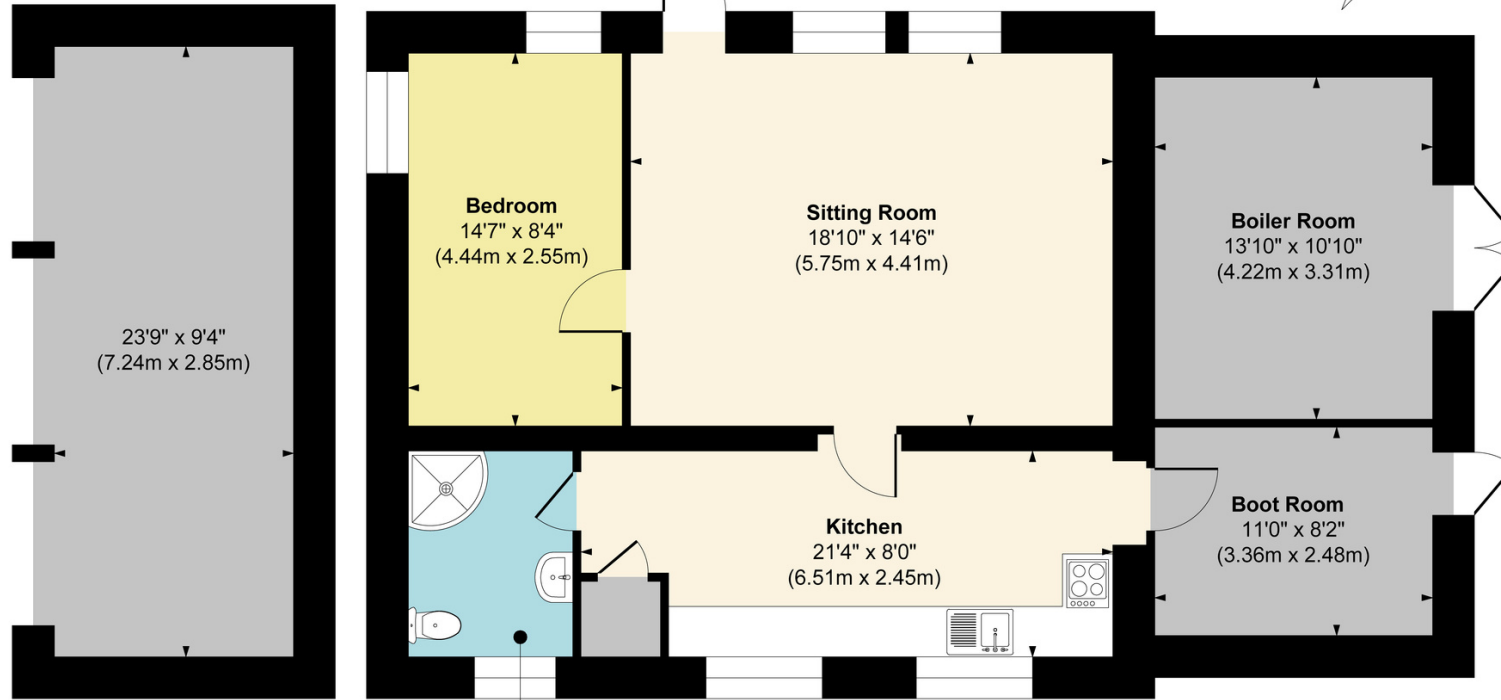
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Not to Scale. Drawing No. Y21968-01 | Date 03.04.24



## LITTLE HEATH, LEYSTERS, HEREFORDSHIRE, HR6 0HT



**Outbuilding**  
Approximate Floor Area  
223 sq. ft  
(20.72 sq. m)

**Shower Room**  
7'8" x 6'4"  
(2.33m x 1.96m)

**The Old Sign Shop**  
Approximate Floor Area  
922 sq. ft  
(85.73 sq. m)

**Approx. Gross Internal Floor Area**  
The Old Sign Shop = 922 sq. ft / 85.73 sq. m  
Outbuilding = 223 sq. ft / 20.72 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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**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 left hand side indicated by its name plaque.

**Local Authority:** Herefordshire Council.

**Services:** Mains water and electricity. Private drainage. Wood pellet boiler for central heating and hot water.

**Agents notes:** Please note that the property is of 'Non-Standard Construction' which some lenders will not lend on.

**Council Tax:** A

**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.

**MARK WIGGIN**  
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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 March 2024. Photographs dated March 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