



Meadow End, Leys Lane
Bircher, HR6 0AZ

Price guide
£650,000

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Meadow End, Leys Lane

Bircher

Designed and built by the current owners, this large four bedroom, three bathroom family house is nestled on the very edge of Bircher Common, which offers 500 + acres of brilliant walking and riding. The grounds of Meadow End are in themselves worthy of a special note, an Internal viewing is highly recommended.

- Detached family home
- Four bedrooms
- Three bathrooms
- Opportunity to create separate family accommodation.
- Double garage
- Bircher common location

Directions

From Ludlow go over Ludford Bridge, turn right at Overton on the B4361, pass Moor Park school, stay on that road until you come through Overton, Richards Castle and then Orleton continue to follow the signs for Croft Castle, as you drive along this road you will find a signpost for Leys Lane, turn right into Leys Lane and follow the road, just before the cattle grid you will notice Meadow End on the left hand side.



Total area: approx. 243.6 sq. metres (2621.9 sq. feet)

Introduction

Located on the edge of Bircher Common, this large family home has been designed to accommodate multi generation living. Large grounds and far reaching views are just the icing on the cake, an internal viewing is highly recommended.

Property description

Built and designed by the current owners, this large family home situated at the end of a sweeping drive, and on the very edge of Bircher Common. The front door opens in a bright hallway with stairs rising to the first floor and under-stairs cupboard, the kitchen is to the right as you enter the hall, the kitchen is double aspect with a range of floor and wall units, with integrated oven, space for dishwasher and sink overlooking the side garden, making washing up a joy, space for large fridge/freezer, gas hob with stainless steel extractor over, tiled flooring and a door from the kitchen leads to the utility room, with space for washing machine and tumble dryer as well as an ideal room for the wet dogs that grace our homes. The large L shaped living room has windows to side aspect and sliding patio doors onto the large conservatory, making this an amazing entertaining space .modern pebble gas fire, inset into marble with oak mantle, there is a further door to the dining room, the current lounge has enough space for a table and chairs. The formal dining room, and study have now been integrated into the main house, but where originally built as separate accommodation for an elderly relative, and this could be re-done once again.

There is a downstairs shower room, which could be accessed from the now study to create an amazing set of apartment style rooms. The study is off the dining room and has a window to side aspect, The conservatory accessed from both the living room and the dining room has doors out onto the grounds to the rear of the property. Upstairs there are three large double bedrooms and a good sized single the landing at the top of the stairs is large and bright having both natural light from the main landing and an interesting area which has been created off the second bedroom. The master bedroom has a large open plan shower room , there are two further double bedrooms, bedroom two opens into a void creating a walk-in-wardrobe. And bedroom three is a single bedroom and is double aspect with a range of fitted wardrobes the family bathroom has a corner Jacuzzi bath, low flush WC and vanity unit. Meadow End is a deceptively large and well organised entertaining family home and internal viewing is highly recommended.

Gardens and Parking

The sweeping driveway leads to a large double garage with large workshops storage areas to either side with stairs leading to yet further storage The gardens are a real feature of this lovely home and offer a variety of uses, there was once a swimming pool which has been turned into modern ponds with fountains, although the pool-house summer house still exists and could be used as a studio/home office, there is a large lawn ideal for cricket or football, that in a past life has been a lawn tennis court , there is a small orchard, a vegetable patch, and a place to build a chicken empire, the gardens and grounds are a joy, and if they are not enough then turn left out of your sweeping drive cross the cattle grid and enjoy the miles of walking across Bircher Common.

Services

Oil fired central heating , mains electricity , mains water , septic tank .

Council Tax Band F

Location

Meadow End is all about the location, being on the edge of the National Trust land. Of Bircher Common, which itself is in approximately 500 acres of beautiful National Trust land offers superb walking and riding opportunities, and is also home to an abundance of wildlife. Meadow End is about a mile from the charming village of Yarpole, famous for its beautiful church housing its award winning village shop and cafe. The village has an active social life and provides a wide variety of community activities. It is equidistance between the famous market towns of Ludlow and Leominster and also has the benefit of being in the catchment area of Wigmore High School. Ludlow is famous for its food festivals, local produce and cafes. However both include a wide range of amenities, supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

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