



Lower Court

Ivington, Herefordshire

A handsome Grade II listed barn conversion with original features and large garden, in a quiet setting

Lower Court offers nearly 3,000 sq ft of sensitively modernised accommodation arranged across three floors. Retained features include exposed timber, latch wooden doors, and an inglenook fireplace. Set within landscaped grounds, the property also benefits from a private walled garden.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



2 CARPORTS



GARDEN



FREEHOLD



HAMLET



2,914 SQ FT



**GUIDE PRICE
£585,000**

The property

Lower Court opens into a spacious reception/dining hall with tiled floor and timber features. Wooden doors ahead lead to a cloakroom and a walk-in larder, which connects to the kitchen and provides useful storage. The generous drawing room is accessed from the hall and enjoys natural light from both front and rear-facing windows, exposed timber, and an inglenook fireplace with a wood-burning stove set on a brick hearth.

On the opposite side of the hall lies a generous kitchen/breakfast room, well-appointed with a range of base and wall-mounted units topped by ample work surfaces and featuring a Rangemaster cooker with a fitted hood. The room offers plenty of space for a dining, making it ideal for everyday family life as well as informal entertaining. A distinguished ledged and braced timber door, complete with wrought iron hinges and latch, provides direct access to the walled garden at the rear.

A central staircase rises to a spacious landing, featuring period leaded windows and giving access to four good-sized bedrooms. The principal bedroom is generously proportioned, with built-in wardrobes, windows to either side, and an en suite bathroom fitted with a freestanding claw-foot bath. The three further bedrooms - one currently used as a study, are all served by a family bathroom with a walk-in shower.

The second floor comprises a large attic room with exposed beams, vaulted ceilings, and rear-facing windows, along with a separate attic storage room with a side window. This level offers potential for a variety of uses depending on requirements.



Outside

The rear garden is a particular feature of the property, enclosed by walls and thoughtfully landscaped to create a private and attractive setting. There are paved seating areas, topiary hedging, and a generous lawn. Well-stocked flowerbeds contain a variety of mature shrubs, flowering plants, and trees, with a mature wisteria adding seasonal colour to the side. A double gate at the far end of a stone garden path leads to a vegetable garden that includes raised beds, a greenhouse, and a large timber shed, all bordered by hedging and natural screening for privacy. The property also benefits from a double carport with a pitched roof, providing covered parking.

Location

Lower Court is situated in the hamlet of Ivington, approximately two miles south-west of Leominster, in the heart of the Herefordshire countryside. Leominster is a historic market town known for its medieval architecture, antique shops, and weekly markets.

The town offers a range of amenities, including

supermarkets, independent retailers, cafés, and restaurants. Educational facilities are available locally, with primary schools in Ivington and surrounding villages, and secondary education in Leominster. Transport links are convenient: the A49 provides road connections to Hereford and Ludlow, while Leominster railway station, located on the Welsh Marches Line, offers direct services to destinations such as Hereford, Shrewsbury, and Manchester. The surrounding area is renowned for its scenic beauty, featuring rolling hills, rivers, and the nearby Black and White Village Trail, which showcases a series of picturesque, timber-framed villages.



Distances

- Leominster 2 miles
- Ludlow 7 miles
- Hereford 13.5 miles

Nearby Stations

- Leominster Railway Station

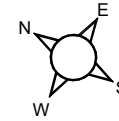
Key Locations

- Grange Court, Leominster
- Queenswood Arboretum, Dinmore Hill
- Wigmore Castle, Wigmore
- Hampton Court Castle & Gardens, Hope under Dinmore
- Croft Castle, Yarpole
- The Weir Garden, SwainshillHergest Croft Gardens, Kington

Nearby Schools

- Lucton
- Moor Park
- Hereford Cathedral
- The Downs
- The Elms
- Malvern College





Floorplans

House internal area 2,914 sq ft (271 sq m)

For identification purposes only.

Directions

Post code HR6 0JW

what3words: ///grandest.mediate.monument

General

Local Authority: Herefordshire Council

Services: Mains electricity and water, oil fired central heating, private drainage that we understand complies with current regulations.

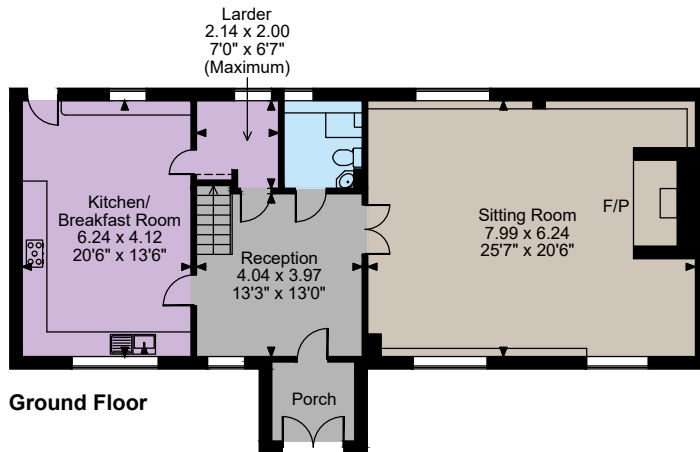
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

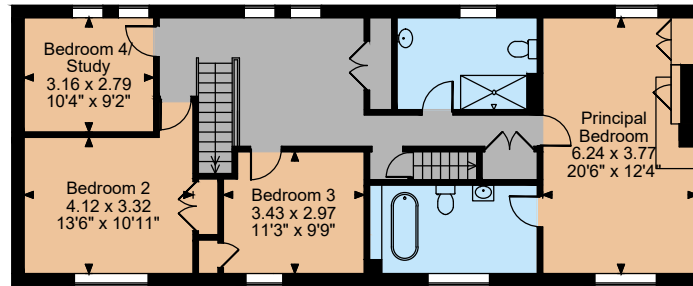
EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

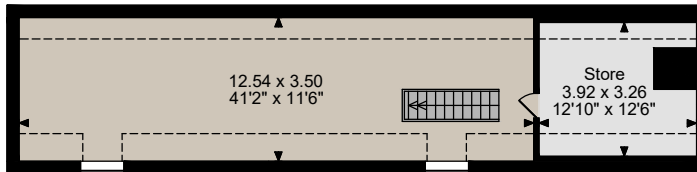
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



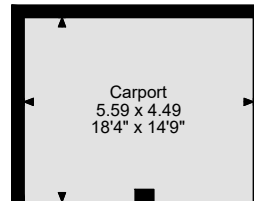
Ground Floor



First Floor



Second Floor



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

□ □ □ Denotes restricted head height

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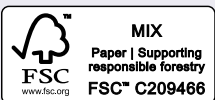
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