



Lambda Court  
Ludlow, Herefordshire









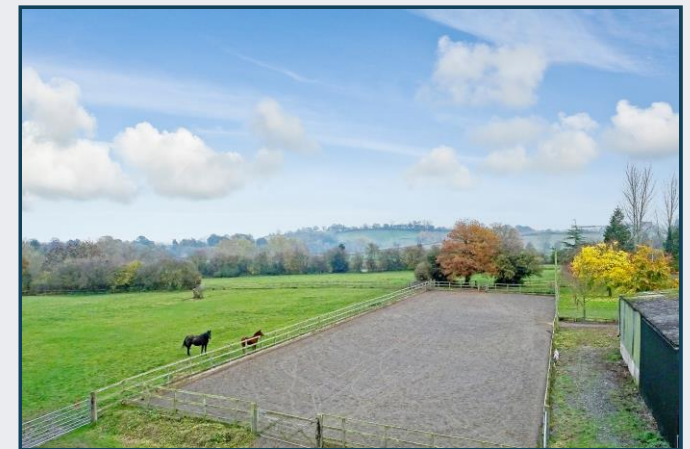
# Lambda Court

Hayball Lane, Little Hereford, Ludlow,  
Herefordshire, SY8 4BG.

A delightful small holding with excellent equestrian facilities, outbuildings, approx. 7.1 acres & superb rural views.

- Refurbished detached 3 / 4 Bed house.
- GF: Porch, Hallway, Sitting Room, Living Room, Kitchen, Dining Room, Utility, Bathroom / WC, Store Room.
- FF & SF: Master Bed with en-suite bath/ walk in wardrobe, 2/3 further Beds, 2 en-suites.
- Wrought iron entrance gates, tarmac driveway to spacious parking sweep / yard areas, lawned Gardens, rear Patio & Orchard.
- Excellent Eq. facilities and Outbuildings inc:
- American Barn with 10 Stables (inc. 3 Foaling Boxes). Tack & Feed Rooms.
- 4 Bay steel portal framed Agricultural Building, conc. floor.
- 60m x 20m Manege, P & R fenced.
- In all about 7.1 acres, multiple flat P & R fenced paddocks.

Little Hereford 1m | Tenbury Wells 4m | Ludlow 5m | Hereford 20m | Kidderminster 22m | Bridgnorth 24m | Worcester 27m | Shrewsbury 35m | Birmingham 40m





## Situation

Lambda Court is situated in a glorious & peaceful location just outside the village of Little Hereford, between the towns of Ludlow (5m) & Tenbury Wells (4m). The property is accessed off a quiet country lane & enjoys rural views across its own land and countryside beyond, across the River Teme.

The historic town of Ludlow offers an excellent range of independent shops & award winning restaurants; hosting the famous Ludlow Food and Drink Festival, Arts and Shakespeare Festival, Ludlow Spring Festival, May Fair, and the Medieval Christmas Fayre. There is a Golf Course, Cricket, Rugby & Football Clubs. For horseracing enthusiasts Ludlow, Worcester and Cheltenham are with reasonable range.

Hereford (20m) has a brand new shopping centre with Waitrose, Debenhams, various other shops and an Odeon cinema. The surrounding countryside is glorious and offers many sporting opportunities including excellent walking and outriding.

## Education

There are a range of educational establishments within the area with several local primary schools, a secondary school and a sixth form college in Ludlow. The independent sector is well catered for with Moor Park Preparatory School, Shrewsbury School, Hereford Cathedral School, Abberley Hall and Bedstone College.

## Communications

There are good road links north and south via the close by A49 & east towards Birmingham and the M5 via the A456. There are train stations at Ludlow and Leominster, both on the main Manchester to Cardiff lines, with trains running regularly to all parts of the country, and London accessible in a little over 3 hours. International airports from Birmingham.

## Description

Lambda Court is a detached 3 / 4 bedroom house, enjoying views over open countryside. The Vendors have recently undergone an extensive programme of refurbishment both internally and externally including replacement double glazing, new carpets, showers, repainting, some re-roofing, land management to provide excellent family accommodation.

Externally the property has a private driveway into spacious parking / turning areas, with excellent equestrian facilities a 10 box American Barn style Stable Yard (including 3 foaling boxes), a floodlit 60m x 20m post and rail fenced Manege, a clear span steel portal framed Agricultural building and approx. 7.1 acres of predominantly flat post and rail fenced pastureland.

## Accommodation

**Entrance porch** Entrance hall laminate flooring, stairs to first floor. Understairs storage cupboard.

**Kitchen** Tiled flooring, base & wall mounted kitchen units, dual aspect to front and side elevation, Cannon cooker with gas hob, Worcester boiler, twin sink.

**Dining area** Laminate flooring, rear door to outside patio, window to rear elevation, exposed ceiling timber.

## Downstairs Bathroom

Panel bath, low flush W.C, hand wash basin, window.

**Utility Room** space and plumbing for washing machines, window to front elevation, tack room, store area of with saddle and bridle racks.

**Storage area** (potential office) Window to side elevation, cloak hanging, door out to stable yard.





**Living room** French doors and single, double glazed door. Overlooking paddocks and menage. Multi fuel burner Store room dual aspect windows.

**Sitting room** Dual windows, radiator, ceiling light, carpet, power points, fire place with tiled hearth and timber surround.

### First Floor

Landing with radiator, side elevation ceiling light.

**Master bedroom** Dual aspect windows, walk in dressing room with side windows.

**En-suite bathroom** with panel bath, electric shower over, low flush WC, large windows overlooking manège and paddocks, Vanity unit with sink, drawers and wall mounted units, heated towel rail.

**Bedroom 2** Twin windows to side elevation.

**En-suite shower room** with walk in shower, hand wash basin, and low flush WC, laminate flooring.

**Bedroom 3** window to front elevation.

### En-suite shower room

Walk in shower, low flush WC, hand wash basin, ceiling light, vanity cupboard.

### 2nd Floor

**Attic Room/Bedroom 4** window to front elevation, exposed ceiling beams.







### Externally

The property is entered via double wrought iron entrance gates, with a tarmac driveway to a spacious parking sweep, providing ample parking and turning for cars and horseboxes.

There is gated access to a second useful hardstanding yard space from which to access the outbuildings from, with obvious scope for further outbuildings if required or extensive vehicle parking.

There is a patio & lawned garden area to easterly aspect & a small orchard.

### Equestrian Facilities & Outbuildings

**American barn** (8.9m x 21.5m) with steel portal frame, 10

stables either side a concrete passage. Including 3 foaling boxes.

**Menage** 60m x 20m silica sand and fibre granules, flood light, post and rail perimeter fence.

**Agricultural building** (7.82m x 18.5m) with doors to side and rear, power and lighting. Good storage area for hay, straw and equipment.

**Garden / Store Room** adjoining the house with sink & power.

**Land** consisting of multiple predominantly flat post & rail fenced paddocks, in all about 7.12 acres.







### Services

Mains electricity & water.  
Private drainage via septic tank.  
Gas central heating. Double glazing.

### Local Authority

Herefordshire Council  
Council Tax Band F

### Directions

 (Postcode: SY8 4BG)

Heading south from Ludlow on the A49 turn onto A456 towards Tenbury Wells / Kidderminster, after approximately 1m at Gosford turn right for Brimfield & then immediately left on to Haynall Road. Proceed down for approximately  $\frac{3}{4}$  mile and Lambda Court will be on your left hand side.

### Viewing

Strictly by prior appointment with the sole agents Jackson Equestrian on 01743 491 979.



Address: Franks Barn,  
Preston on Severn,  
Shrewsbury, Shropshire, SY4 4TB

Tel: 01743 491 979  
Email: [rburton@jacksonequestrian.com](mailto:rburton@jacksonequestrian.com)  
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