

# BORDER OAK

PLOT FOUR  
LUSTON, HEREFORDSHIRE

## DETAILS

PLOT SIZE: 0.14 HECTARES

HOUSE SIZE: 382 M2

PLOT COST: £260,000\*

HOUSE AND GARAGE BUILD COST: £815,295

Full planning permission has been granted for a 3 storey Georgian inspired property with a large downstairs kitchen, dining, living space with adjoining walk-in pantry, utility, boot room and office. The first floor has a large master bedroom with a vaulted ceiling, 2 further large bedrooms (all with ensembles) and a family bathroom. Further bedrooms could also be provided in the 3rd floor attic space.

The house will be finished with handmade brickwork elevations and weatherboarded elevations. The roof is finished with handcrafted clay tiles.

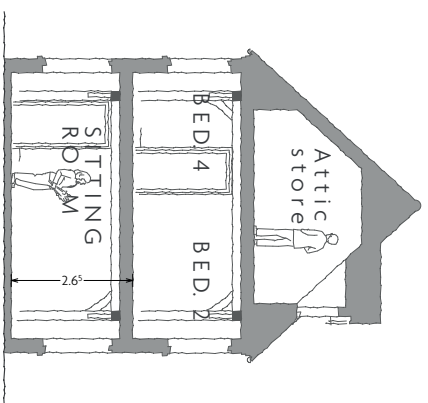
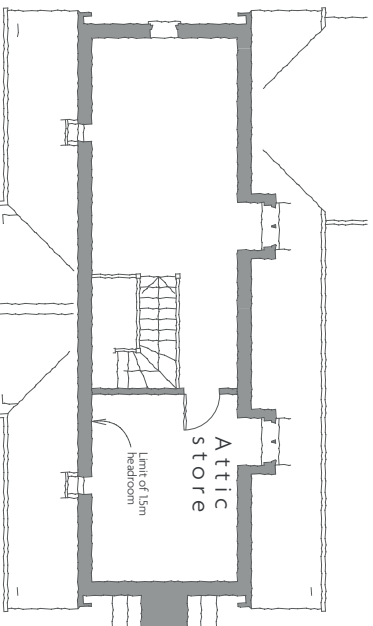
Attached to the house is an adjoining 2 bay garage with an annex above including a bedroom and bathroom.



*similar design*

\*Build Cost excludes items such as: kitchen, bathrooms, electrics, plumbing, heating, decoration, flooring etc. - we can provide costs for these once the specifics are known.

PLOT FOUR  
ELEVATIONS



Proposed development at White House, Luston

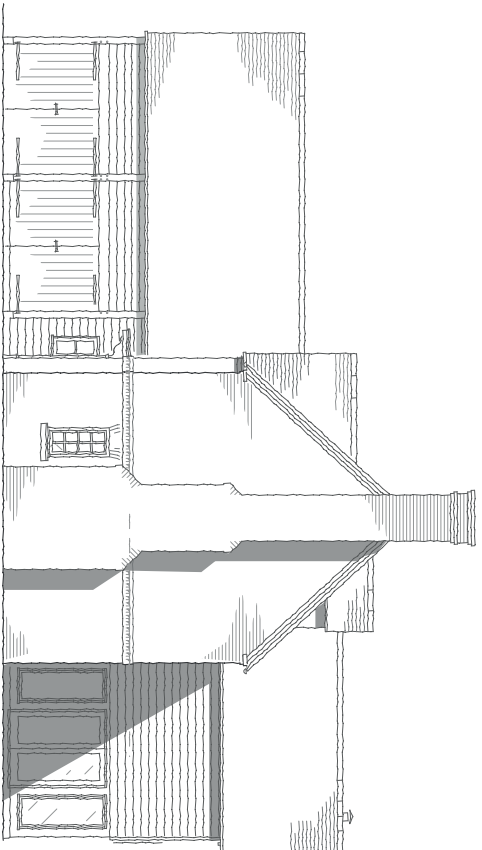
PLOT 4 1:100 ONA3, DEC. 2018



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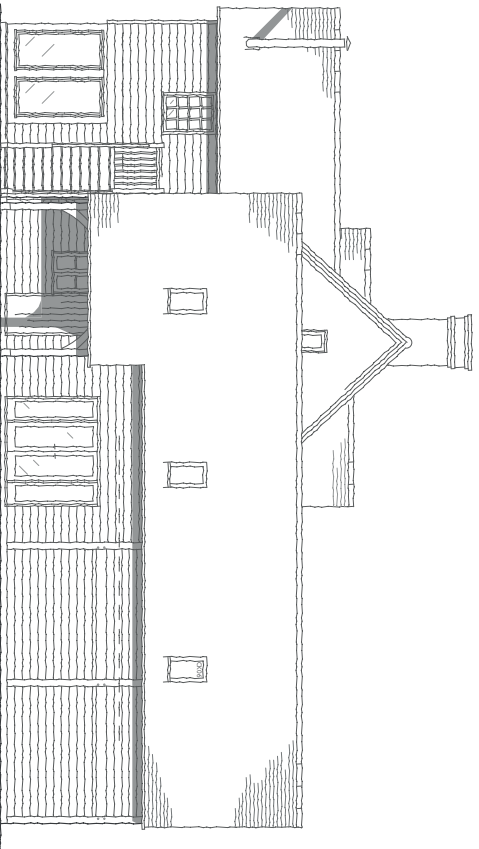
PLOT FOUR  
ELEVATIONS



NORTH



WEST



SOUTH

Proposed development at White House . Luston

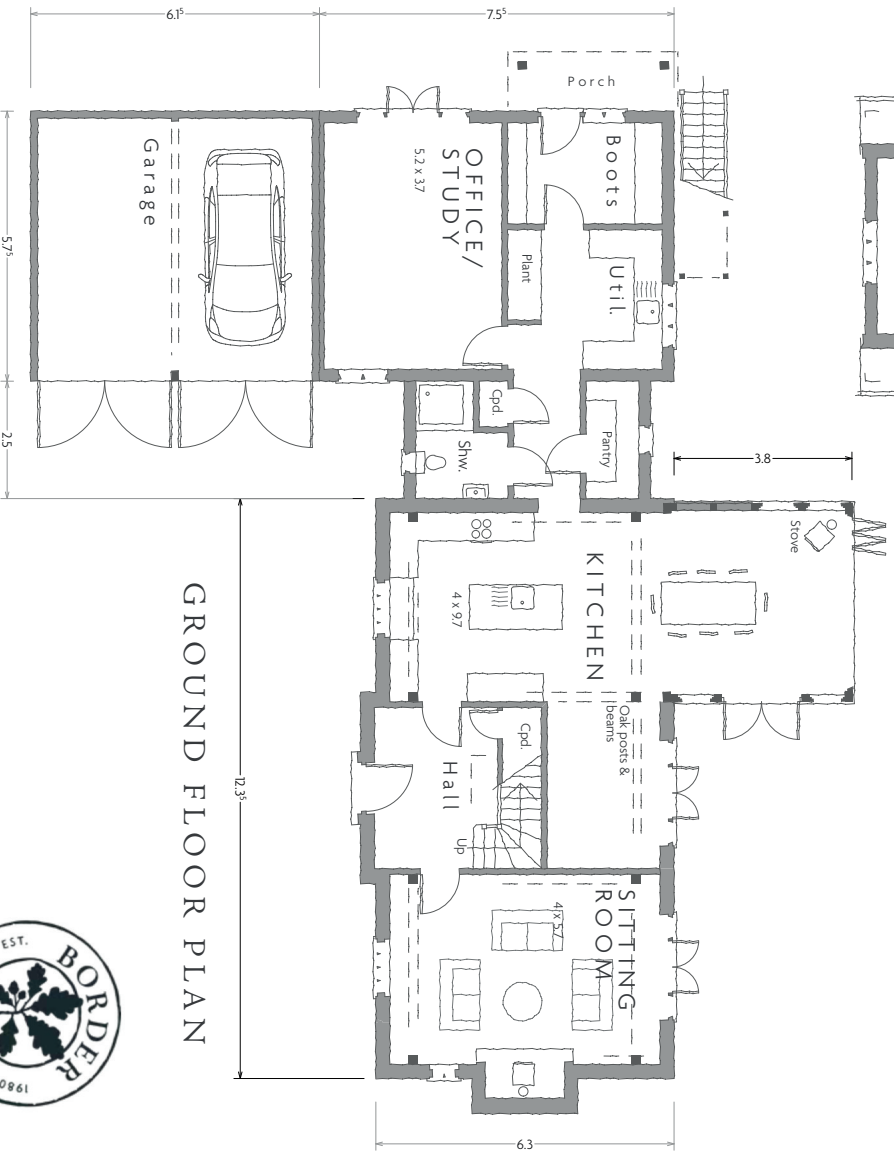
PLOT 4 1:100 ON A3 . DEC. 2018



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PLOT FOUR  
FLOOR PLANS



Proposed development at White House . Luston

PLOT 4

1:100 ON A3 . DEC. 2018



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PLOT FOUR  
INSPIRATION IMAGES

For further inspiration please view our farmhouse and manor case studies on the website. ([www.borderoak.com/casestudies](http://www.borderoak.com/casestudies))

