



The Dairy House, Yatton, HR6 9TL
Price £800,000

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The Dairy House, Yatton

Offered for sale with no chain involved, we are pleased to present this substantial barn conversion located in the lovely rural hamlet of Yatton, conveniently located between Leominster and Ludlow. Offering circa 3500 square feet of well-presented living space having five bedrooms, this is a property not to be missed. With gardens of around one third of an acre plus garage and 10.26m x 4.24m workshop it represents a super opportunity.

FEATURES

- BARN CONVERSION
- RURAL LOCATION
- GARAGE AND WORKSHOP
- PARKING FOR NUMEROUS VEHICLES
- COUNTRYSIDE VIEWS
- VERSATILE ACCOMMODATION
- IMMACULATELY PRESENTED
- CHAIN FREE



Material Information

Price £800,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: G

EPC: C (76)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Offering circa 3500 square feet of living space with an abundance of character throughout, this substantial barn conversion is sure to appeal. Offering ready to move into accommodation throughout in this sought after rural hamlet, this is a property which must be viewed in order to appreciate fully.

Mature gardens, driveway parking, a single garage and significant workshop complement this super home. Offered for sale with the added benefit of having no vendor chain involved.

Property Description

The property features a wealth of character throughout with an array of vaulted ceilings, exposed brickwork and original timbers with the ground floor rooms laid out off the imposing central hallway to include a very spacious and light Living Room, a formal Dining Room, a well proportioned Dining Kitchen open to galleried landing and laundry room off, a separate WC, Four Bedrooms (one en suite and ideal for guests) and a Family Bathroom. There is also a useful office/study to the ground floor. To the first floor there is the Main Bedroom with another Bathroom as well as a vast, walk-in, boarded attic space.

Garden

The property is surrounded by mature gardens of around 0.33 acres and offers attractive patio and lawned areas, ideal for dining al fresco in the summer months.

Garage, Parking & Workshop

There is driveway parking for several vehicles as well as a single garage measuring approximately 16 square metres and a significant workshop space measuring approximately 43 square metres which has power and lighting and loft above, accessed by stairs.

Services

Mains electricity and water. Oil fired central heating and private drainage. Solar Panels on the south facing roof. These are owned outright and have batteries to store the energy. Herefordshire council tax band G Tenure Freehold

Location

Yatton is rural hamlet nestled in some of the county's finest rolling landscapes and is located just a short distance from the popular North Herefordshire village of Wigmore. Wigmore offers a range of amenities including a village shop, garage, church, sought after primary and secondary schooling plus a thriving community. The historic Wigmore Castle ruins, seat of the Mortimers in medieval times, and Wigmore Rolls are popular with walkers and are only a short distance away. From the house one can walk Yatton Common to Croft Ambrey, connecting with the estate of Croft Castle (NT). Aymestrey village is the local centre with walks by the river Lugg, a renowned dining pub and its active community.

Broadband Coverage

Ultrafast 1000 Mbps 1000 Mbps





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Networks in your area - Gigaclear

Source: Ofcom Broadband Checker

Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

what3words

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Mobile Coverage

Please visit Ofcom Mobile Checker <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



DIRECTIONS
From Leominster via Bargates. Follow the road to the right along the B4360 and after 1 mile turn right signposted Kingsland. Follow until you get to the junction with the A4110. Turn right and follow the road through Aymestrey and after 1 mile turn right signposted to Yatton. Turn right and the property is located on the right.





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Ground Floor



Floor 1

Approximate total area⁽¹⁾

5490.13 ft²
510.05 m²

Reduced headroom

1066.6 ft²
99.09 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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