



Lower Yatton Barn, Yatton, HR6 9TL
Price £575,000

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Lower Yatton Barn, Yatton

A beautiful detached barn conversion situated in the rural hamlet of Yatton with super countryside views towards Croft Ambrey and occupying a plot of just over an acre. Various useful outbuildings and an abundance of gated off-road parking. A tranquil rural lifestyle in North Herefordshire.

FEATURES

- LARGE GARDEN
- RURAL HAMLET
- 1.03 ACRE PLOT
- READY TO MOVE INTO
- USEFUL OUTBUILDINGS



Material Information

Price £575,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: C (69)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

We offer for sale this highly attractive detached barn conversion nestled on the outskirts of the pretty rural hamlet of Yatton almost equidistant between Leominster and Ludlow, which are both accessible by car in around fifteen to twenty minutes or so. Occupying a plot of just over an acre this property offers a tranquil countryside lifestyle with large gardens including a small paddock at the rear, ideal for keeping a few small livestock. There are also several outbuildings one of which has a kitchenette and a separate wc as well as lighting and power. A rare opportunity to purchase in this attractive and sought-after hamlet with early viewing considered essential in order not to miss out.

Property Description

Entry into the hallway with a large and cosy living room to the right with woodburner and countryside views as well as sliding doors leading to the front of the property. Also off the hallway is the modern fitted kitchen with a door leading to the rear garden and open access to a generous dining/breakfast area with a beautiful shower room off. To the first floor there are two double bedrooms as well as a useful landing area/study and another bathroom. There are also useful wardrobe areas to both bedrooms.

Garden

The gardens are a real feature of this super property and total just over an acre with lawned and patio area, as well as a large paddock ideal for some small livestock.

Garage & Parking

There is a double garage as well as an adjoining room with separate access, which benefits from kitchenette with plumbing and electricity, and a separate wc providing ancillary functional space to the main house. There are also two storage sheds. The property has an abundance of driveway parking access via double gates.

Services

Private drainage, mains water and electricity. Oil heating

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

Broadband type Highest available download speed Highest available upload speed Availability
Standard 15 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear, Openreach
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Likely Likely
O2 Limited Limited
Vodafone Limited Limited

Source: Ofcom Mobile Checker

Agent's Note

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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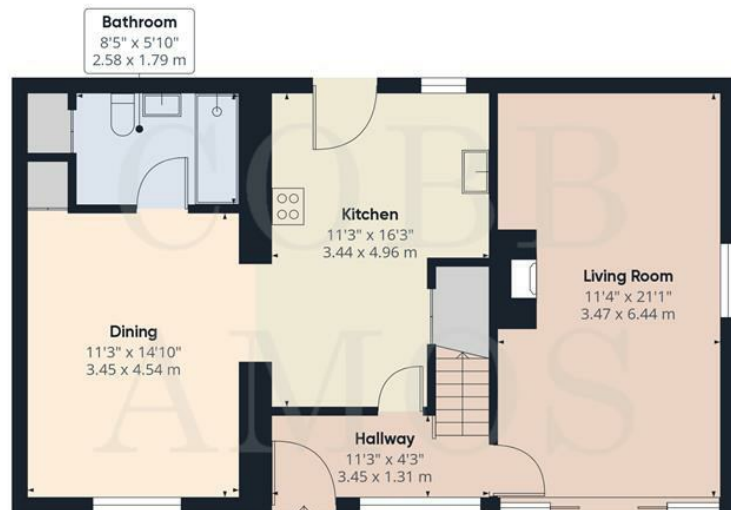


DIRECTIONS

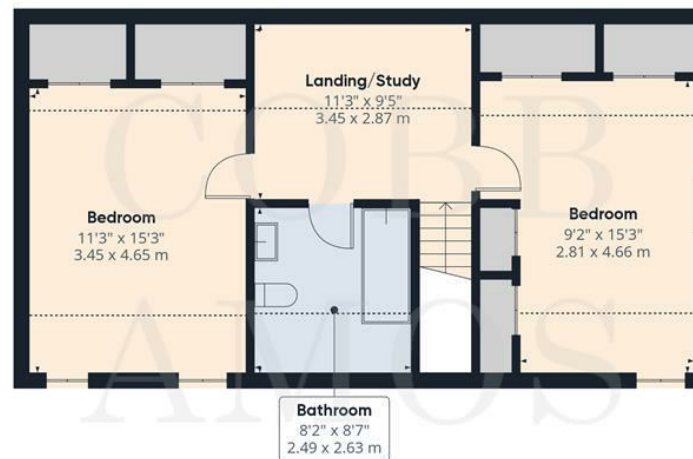
From Leominster via Bargates. Follow the road to the right along the B4360 and after 1 mile turn right signposted Kingsland. Follow until you get to the junction with the A4110. Turn right and follow the road until signpost for Yatton. Follow the lane and turn right and the property is located approximately 200m on the left.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area[®]

2021.57 ft²

187.81 m²

Reduced headroom

164.69 ft²

15.3 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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