



Archway Cottage, 4, Phillips Acre, Yarpole, HR6 0DA
Price £475,000

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Archway Cottage, 4 Phillips Acre Yarpole

Archway Cottage is located in the heart of the picturesque and well serviced North Herefordshire Village of Yarpole. It is a charming and deceptively spacious attached Border Oak home offering well presented three double bedroom accommodation with three reception rooms, garden room, spacious west facing gardens, rural back drop and allocated parking. This is a genuine opportunity to purchase the 'country cottage rural dream' in a much sought after village (renowned for its strong community and stunning surrounding countryside). With Ludlow a short drive away, we highly recommend arranging a viewing to avoid missing out.

- DECEPTIVELY SPACIOUS ATTACHED BORDER OAK COTTAGE
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- MASTER WITH DRESSING ROOM & EN-SUITE
- GARDEN ROOM
- LARGE REAR GARDEN WITH COUNTRYSIDE VIEWS
- SUMMER HOUSE
- ALLOCATED PARKING
- SOUGHT AFTER VILLAGE LOCATION

Material Information

Price £475,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Introduction

This delightful home offers the following accommodation: three double bedrooms, master with dressing room and en-suite, family shower room, kitchen, utility, cloakroom, pump room, sitting room, garden room, dining room and media room. The exterior offers a large garden with Summer House, timber framed garden shed, wood-store, large block paved patio area and allocated parking for two cars.

Property Description

Entry begins into a double glazed porch with flagstone flooring, wall lighting and room for the storage of coats, hats and outdoor footwear. To the left is a door to the Pump Room and to the right is a door leading to an inner hallway where a staircase leads to the first floor and the main reception rooms are accessed from. To the right of the staircase is a snug with front aspect currently set up as a media room. To the left is a generously sized family sitting room which features an impressive brick inglenook fireplace with inset wood-burning stove set on a raised quarry tiled hearth. The room has a wealth of exposed ceiling beams, wall lighting and wood effect flooring which benefits from underfloor heating. Connected to the sitting room via double doors is a spacious garden room with a super aspect onto the private, pretty rear garden and views of the fields beyond. It is from this angle that you appreciate the enviable countryside setting that this home has. Double doors spill out onto a block paved patio for Summer dining opportunities. However, if the weather is miserable the garden room lends itself to becoming a dining room with underfloor heating for all year round entertainment. Adjoining the sitting room is a second dining room (that backs onto the media room) and the kitchen. The dining room has a quiet position within the home so would lend itself to becoming a home office or hobby room if otherwise desired. The kitchen has a good range of wall and floor units with granite work surfaces and space for a tall fridge/freezer. The room benefits from having a Rangemaster Gas Cooker with matching extractor hood above, integrated dishwasher and double glazed double doors leading out onto the patio area that adjoins the Garden Room. Next to the kitchen is a utility space with a range of extra cupboards for utility storage, housing for a washing machine and tumble dryer and work top for additional appliances. Tucked behind the utility and between the Pump Room is a cloakroom with WC and hand basin and additional space for the hanging of coats and storage of shoes. On the first floor is a spacious landing with large linen cupboard, access to a loft space, three double bedrooms, dressing room and en-suite to the master and family shower room. The master bedroom has the proportions of a luxurious hotel suite with vaulted ceiling, rural back drop, dressing room with built in wardrobes and spacious en-suite facilities with shower cubicle, jacuzzi style bath and his and hers sinks. Both bedrooms two and three are double bedrooms and share the use of a family shower room. The shower room is equipped with a large shower cubicle with all modern fitments, WC, hand basin and velux roof light.

Garden

The rear garden with its expanse of lawn is a generous size and with an impressive rural back drop and a westerly aspect is an impressive feature of the property. A gated entry to the side opens to a block paved patio area with seating opportunities and direct access into the back of the cottage and garden room; ideal for al fresco dining opportunities. A Summer house takes pride of place for moments of relaxation even if drizzling outside and further benefits include a useful timber framed garden shed to the side and a wood-store to the back of the property. The vendors have created a section within the garden for allotment growing with raised beds and a greenhouse that can also be admired from the Summer House.

The home has two allocated parking spaces.

Services

Air Source Heat Pump
Mains electric, drainage and water
Tenure: Freehold
Herefordshire Council Tax Band E

Broadband

| Broadband type | Highest available download speed | Highest available upload speed | Availability |
|----------------|----------------------------------|--------------------------------|--------------|
| Standard | 21 Mbps | 1 Mbps | Good |
| Superfast | 80 Mbps | 20 Mbps | Good |
| Ultrafast | --Not available | --Not available | Unlikely |

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Outdoor & Indoor Mobile Coverage

Follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

Archway cottage is set in the heart of the popular village of Yarpole. The 13th Century St Leonard's Church incorporates a community owned shop, post office with banking facilities, concerts and exhibitions as well as a cafe, giving the village a thriving community hub. The local Public House, The Bell at Yarpole, is also community owned and hosts a very successful 'Quiz Night'. The National Trust owned Croft Castle and Bircher Common are set on the fringe of the village offering fantastic walking and visitor opportunities. The Market Towns of Leominster and Ludlow are close by to offer further amenities together with a train station. The larger Cathedral City of Hereford is located a little further to the South.

What3words

What3words:///revolting.brimmed.pinks

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From Leominster proceed north on the B4361 signed Richards Castle. Continue through the village of Luston and shortly after leaving the village, turn left signed Yarpole. Continue to the end of the lane, turning right, and on entering Yarpole, Phillips Acre can be located set back off Green Lane.



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