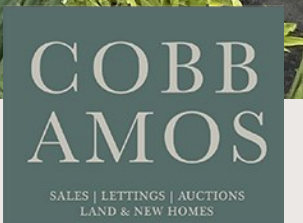


Dukes Orchard, Yarpole, HR6 0BB
Price £570,000



Dukes Orchard Yarpole

An executive four double bedroom family home which offers both flexible and spacious accommodation. The property is situated in the highly sought after village of Yarpole and benefits from gas heating, double glazing, solar panels, garage, driveway parking and a fully enclosed garden. **VIEWING ESSENTIAL.**

- Large detached house
- 4 double bedrooms, 1 en-suite
- Flexible accommodation
- Gas heating, double glazing
- Garage, driveway parking
- Fully enclosed garden

Material Information

Price £570,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: E (49)

For more material information visit www.cobbamos.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		81
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	49		(39-54) E	61	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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



Total area: approx. 229.3 sq. metres (2468.2 sq. feet)

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 well presented extensive property has accommodation which comprises; hall, living room, study, dining room, kitchen, office, garden room, utility, shower room, landing, four double bedrooms, one en-suite and family bathroom. These living quarters are flexible and spacious offering the possibility of a ground floor annexe. The property also benefits from gas heating, double glazing, solar panels, garage, driveway parking and fully enclosed gardens.

Property description

Walking through the wooden front door you are greeted by an impressive large hallway with stairs which rise to the first floor. The living room is a light spacious room benefitting from a large box window overlooking the lovely views and window to the side. The real heart of the room is a bespoke fire place with decorative surround and slate hearth. There is an area that would be suitable to use as a study. The garden room is a lovely space to relax on a spring afternoon with a good book and provides access to the kitchen, utility, study and garden. The utility has a sink and space and plumbing for a washing machine and additional white goods. The kitchen is well stocked with matching wall and base units, there is an integrated eye level oven, gas hob and space for a fridge freezer. From the kitchen is the dining room which easily fits a large dining table and dresser and enjoys double doors overlooking the rear garden. One of the benefits of the property is its flexible accommodation. The office could easily be used as a fifth bedroom as it has the convenience of the shower room next door with a three piece white suite. The landing has a large long window with far stretching views over the countryside beyond and provides access to the four bedrooms. All of the bedrooms are generous doubles with bedroom one benefitting built in wardrobes and from a white ensuite bathroom with separate shower cubicle. The family bathroom has a white three piece suite

Garage and parking

The garage is a large single with space at the rear to use as a workshop. It provides light and power and is accessed from an up and over door to the front and the main property. Further off road parking is available via the property's driveway.

Gardens

The front garden is mostly laid to lawn and with a flower beds and shrubs boarding it's sides. It overlooks beautiful countryside views and sets the property back away from the lane. The rear garden has a range of mature fruit trees, flower beds and shrubs making it the ideal place for any keen gardener.

Services

Mains water and electricity are both connected to the property. LPG gas. Solar panels. Mains drainage. Council Tax Band F.

Location

Yarpole is a popular North Herefordshire village located approximately 4 miles from Leominster and 6 miles from Ludlow. Local facilities include a shop/post office, church and public house. Within easy reach are more extensive facilities to include national supermarkets, nursery, primary and secondary schooling with outstanding Ofsted reports can be found, combined with a good range of recreational facilities in Leominster or Ludlow.

Agents 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 £10 +VAT (£12.00 inc. 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 follow the road round onto Green Lane and take a left after the church where the property can then be found on the right hand side.

