

Yew Tree Westhope, HR4 8BU  
Guide price £465,000



Character & Country

PROPERTY SPECIALISTS





## **Yew Tree Westhope, HR4 8BU**

**Guide price £465,000**

**Council Tax Band: D**

**A beautifully presented detached cottage with stunning far reaching countryside views towards Hay on Wye**

### **SITUATION & DESCRIPTION**

This well-maintained three-bedroom detached cottage is set in an elevated position in the sought-after hamlet of Westhope, noted for its welcoming community offering numerous events throughout the year. The cottage boasts breath taking panoramic views over apple orchards and open countryside. Thoughtfully presented, the property blends character features with modern comforts, making it an ideal full-time home, holiday cottage, or lock-and-leave retreat. The location is perfect for those who enjoy the outdoors, with miles of walking routes, woodland trails, and golf courses nearby. Despite its rural feel, the cottage is within easy reach of local amenities in Canon Pyon and Weobley, with the larger towns of Leominster, Kington and Ludlow, along with the Cathedral City of Hereford, all offering excellent amenities, restaurants, and medical facilities.

Close by are a range of educational facilities. Canon Pyon CofE Academy is the nearest primary school, with a 'Good' Ofsted rating. For secondary education, Weobley High School, about 3.5 miles from Westhope, is the designated catchment school and also holds a 'Good' Ofsted rating. For independent education there is Lucton School, located around 10 miles away and Hereford Cathedral School in the heart of the city.

### **PORCH**

A welcoming entrance with a picture window and seating area, providing the perfect spot to take in the views before stepping inside.

### **SITTING ROOM**

A charming space featuring exposed ceiling beams, wall timbers, and a wood-burning stove set within a fireplace, ideal for cosy evenings. Superb views.

### **DINING ROOM**

Character-filled with ceiling beams and an exposed stone wall. This room also provides staircase access to the first floor with storage cupboard below. Superb views.

### **KITCHEN**

Fitted with base units, worktops, and a sink with drainer, alongside space for a dishwasher, washing machine, and freezer. An electric cooker and integrated fridge are included, and a door leads to a lovely outside seating area with covered storage/utility area to the rear. Superb views.

### **BATHROOM**

Includes a bath with shower and wash hand basin, with a separate WC located adjacent.

### **LANDING**

A spacious landing with bespoke fitted furniture, incorporating hanging space, storage cupboards, and a desk with superb countryside views. Currently used as a home office, this area could also be used as a seating/occasional bedroom space if required.

### **BEDROOM ONE**

A well-proportioned double bedroom with fitted storage, space for a king-size bed and beautiful views. Features a lovely 17th century oak door.

### **BEDROOM TWO**

A comfortable double bedroom with built-in storage. Far-reaching countryside views and En-suite shower room with a walk-in shower, WC, wash basin and heated towel rail. Underfloor heating.

### **BEDROOM THREE**

Another double bedroom that could also serve as a study or dressing room, with a lovely outlook over the garden.

### **GARDENS**

A private courtyard seating area just off the kitchen provides a tranquil spot to relax. Steps lead up to a lawned garden with raised vegetable beds, an historic cider wheel feature, and a planted bank with trees, shrubs, and flowers. At the top, a decking area offers further entertaining space with spectacular countryside views into Wales.









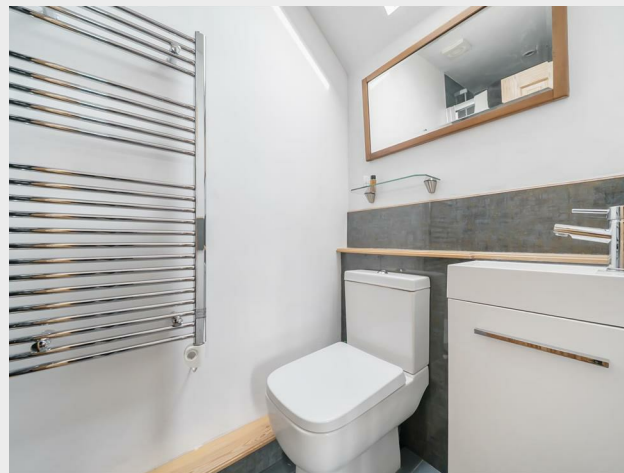
### **PARKING**

The driveway provides parking for three to four cars with enough room to erect a garage or car port subject to any necessary planning consents.

### **SERVICES**

Mains electricity and water, Oil-fired central heating, Private drainage to a septic tank

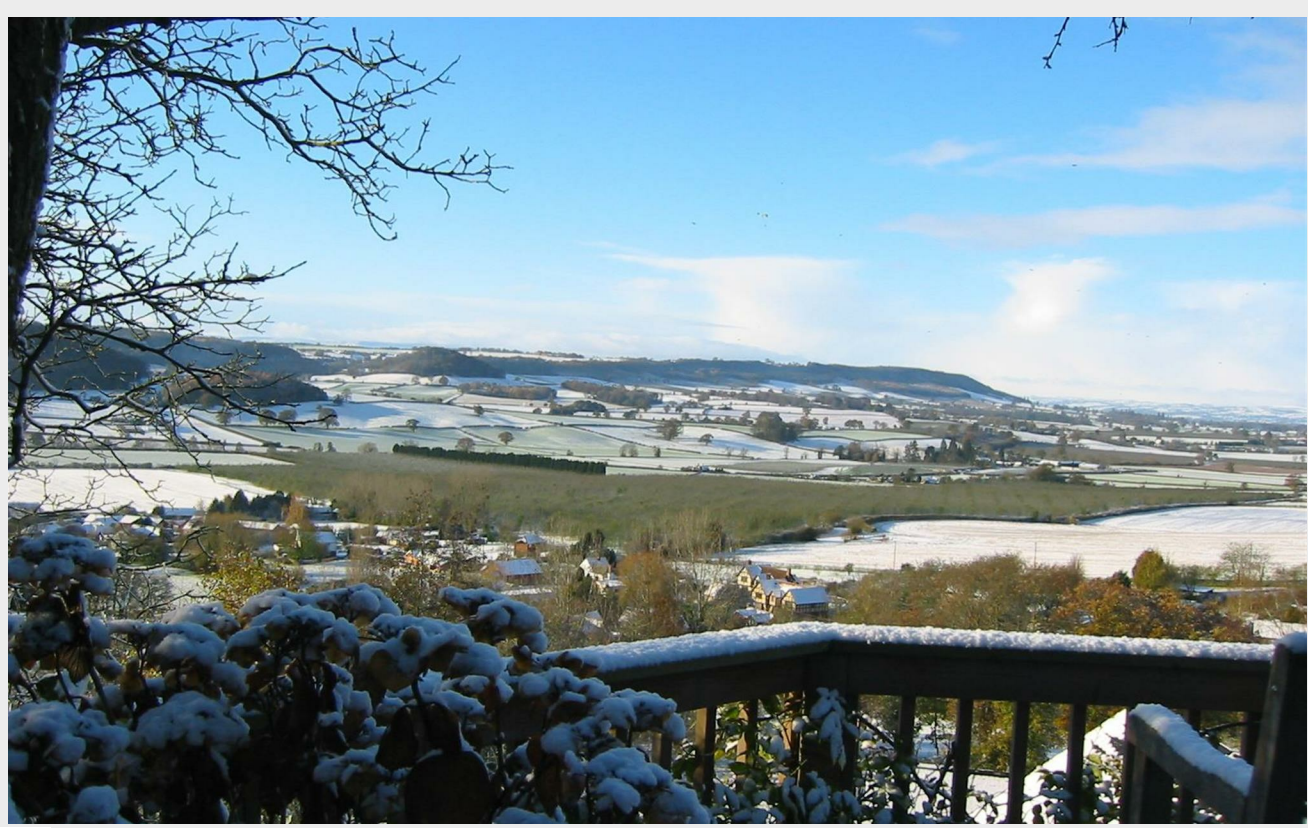














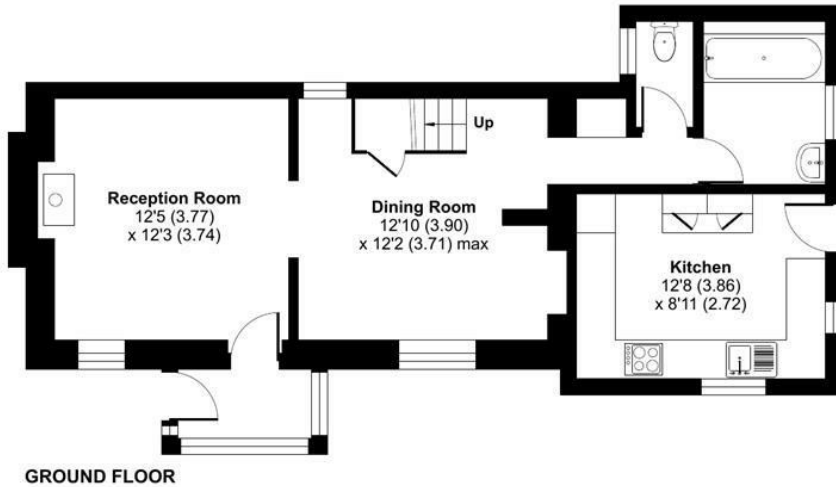
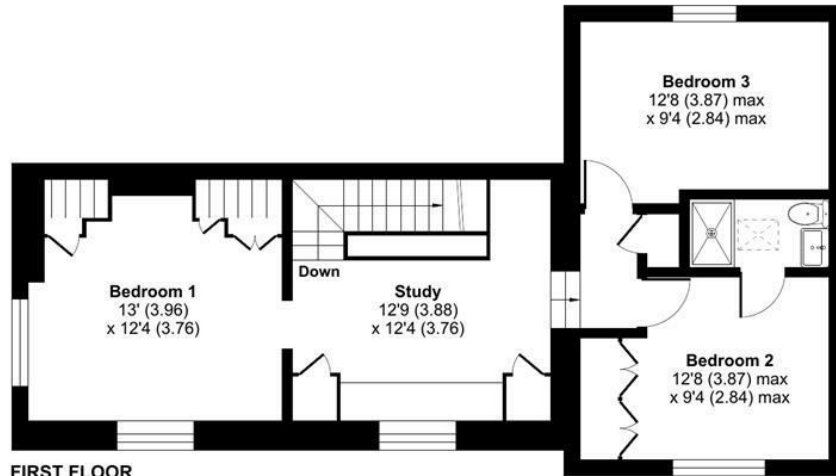
## Westhope, Hereford, HR4

Approximate Area = 1201 sq ft / 111.6 sq m

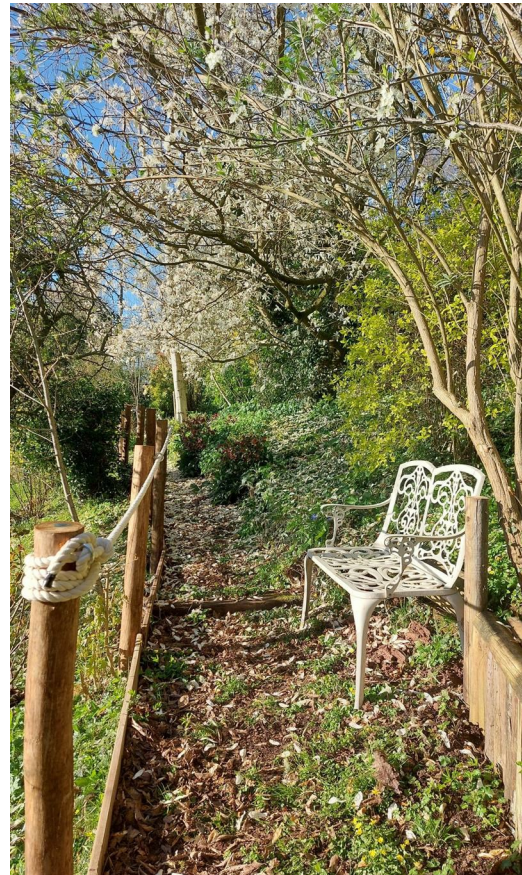
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1227 sq ft / 114 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Character & Country. REF: 1262202



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- No onward chain. Viewing recommended
- Peaceful yet not isolated location just a few minutes drive to local shop
- Characterful rooms with timbering, exposed stone walls and log burner
- Three double bedrooms with useful additional landing 'work space' or occasional bedroom area
- Landscaped gardens with flower and vegetable beds
- Elevated garden terrace
- An ideal full-time home, holiday cottage, or lock-and-leave retreat

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC