



Yew Tree Cottage, Westhope, Hereford, HR4 8BU  
Price £499,950

# Yew Tree Cottage Westhope Hereford

STUNNING FAR REACHING COUNTRYSIDE VIEWS FROM THIS COTTAGE AND ITS GARDEN.

This three bedroom detached cottage enjoys an elevated position in the sought after Hamlet of Westhope which provides panoramic views as far as the eye can see. Photos will never do this property its full justice, it's definitely one you have to view to fully appreciate all that's on offer and the location. BEING SOLD WITH NO ONWARD CHAIN.

CALL OUR OFFICE TODAY ON 01432 266007 TO SECURE YOUR VIEWING AND AVOID MISSING OUT.

- Stunning Far Reaching Rural Views
- Detached Cottage
- 3 Bedrooms & 2 Reception Rooms
- Large Gardens
- Ample Driveway Parking
- Oil Fired Central Heating
- Popular Village Location
- No Onward Chain

## Material Information

**Price** £499,950

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** F (31)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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 three bedroom detached cottage not only offers a large garden and ample parking but stunning 180 degree views over open countryside due to the elevated location it occupies in this sought after Hamlet. You really feel part of a community as you have neighbours but retain a very good degree of privacy, partly due to being on a no through road. The accommodation briefly comprises, sitting room, dining room, kitchen, bathroom with separate WC, three bedrooms, one en-suite.

## Property Description

The front door leads you in to the porch, which has a picture window and seat, door in to the sitting room which has ceiling beams, exposed wall timbers and a fireplace with wood burner inset. door from here takes you in to the dining room with ceiling beams, exposed stone wall and stairs to the first floor. The inner hall leads to, the bathroom with bath and wash hand basin and separate WC, the kitchen has base units with worktops and sink and drainer inset, dresser, electric cooker, space for dishwasher, washing machine and fridge, out through the back door and at the rear of the cottage there is a covered utility area.

The spacious landing has exposed wall timbers and our Vendors had bespoke furniture made and installed to offer hanging space, storage cupboards and a desk which enjoys views of the countryside, from here you can access all three bedrooms, two of which have fitted storage and one has an en-suite comprising of a walk in shower, toilet and wash hand basin.

## Gardens & Parking

There is a lovely secluded courtyard seating area, a perfect spot to enjoy a refreshing gin and tonic, surrounded by flowers and herbs, side gate with trellis over and a sightline to the views. Steps take you up to the long expanse of lawn which at the far end has a selection of raised vegetable beds. There is an historic cider wheel at the end of the plot that was once in its own housing and makes a lovely feature, well designed steps then lead you up the bank which is planted with a selection of trees, shrubs, flowers and herbs to provide visual interest all year round, once at the top there is a decking area where you can sit and look over roof tops and as far as the eye can see over the beautiful Herefordshire countryside and on into Wales.

As you approach the cottage, you will see the parking to the side and here you can park three to four cars.

## Location

Westhope is situated just under two miles from the larger village of Canon Pyon where there is a primary school, convenience store, post office and village pub. Further educational, recreational and shopping facilities are available at the nearby market town of Leominster. The cathedral city of Hereford is close by and provides all the major supermarkets including Waitrose, high street shopping and leisure facilities along with schools and colleges to suit all age groups.

## Services

Mains electric and water, oil fired central heating and drainage to a septic tank.

Herefordshire Council Tax Band - D

Tenure - Freehold.

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

Proceed north out of Hereford on the A4110 towards Canon Pyon and continue on this road for approximately 7 miles. Proceed through Canon Pyon and then turn right sign posted for Westhope, at the T junction turn left and follow the road through the village until the left hand bend where you see a lane off to your right, go up the hill and the property is on your left.

