

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST DELIGHTFUL DETACHED COUNTRY COTTAGE ENJOYING A VILLAGE SETTING OFFERING CHARACTERFUL ACCOMMODATION AND SET IN A LARGE GARDEN OF APPROXIMATELY 0.3 OF AN ACRE WITH GENEROUS GARAGING, OUTBUILDINGS AND GATED DRIVEWAY PARKING. EPC E.

AVAILABLE WITH NO ONWARD CHAIN

Yewtree Cottage - Guide Price £550,000

Wyatt Road, Cross Keys, Hereford, Herefordshire, HR1 3NP

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Yewtree Cottage

Location & Description

Situated between the charming villages of Withington and Sutton St Nicholas, this property offers the perfect blend of rural tranquillity and accessibility. Surrounded by scenic countryside, it provides a peaceful retreat while remaining just a short drive from local amenities, including schools, pubs, and community facilities. Withington offers a friendly atmosphere and modern conveniences, while Sutton St Nicholas is known for its village charm and historic character. The property is ideally positioned for those seeking a balance of countryside living and connectivity, with easy access to Hereford city and transport links with main line railways stations with regular services to Newport/Cardiff, Wales, London and Birmingham. The M5/M50 is available at Ledbury or Worcester approximately 25 minutes drive, with the wider motorway network offering excellent national communication.

Property Description

Yewtree Cottage is a charming half-timbered detached country cottage set in well-tended gardens of approximately 0.3 of an acre and enjoying open views to the rear over adjoining farmland. Believed to date back to 1670, the cottage is bursting with character with many fine period features including extensive exposed timbers, wooden internal doors and attractive stone fireplace. The current owners have enhanced this delightful property with the addition of a lovely garden room, re-modelled the living space and created an upstairs bathroom and a ground floor shower room.

Benefitting from oil fired central heating, double glazing and an efficient wood burning stove, the cottage offers beautifully presented accommodation comprising to the ground floor an enclosed entrance porch, entrance hall / utility room, shower room, breakfast kitchen, living room with feature fireplace, useful study/third bedroom, dining room and garden room enjoying lovely views and access to the garden. To the first floor are two double bedrooms and family bathroom.

Outside, vehicular gates lead to extensive driveway parking and detached garage block comprising two separate garages and adjoining stores. Attractive borders flank the driveway with seasonal planting, shrubs and trees. The large rear garden is laid mainly to lawn with a selection of fruit trees including Plum, Apple, Cherry and Pear.

Available with no onward chain, the agent recommends an early inspection to appreciate this charming home and delightful location.

ACCOMMODATION

Entrance Porch

Fully insulated with pitched roof, double glazed windows and wooden stable doors.

Hallway/ Utility Room

Double glazed window to side. Slate flooring. Fitted cloaks cupboard. Base cupboard housing plumbing for washing machine with fitted worksurface over. Further storage. Ceiling downlights. Door to:

Shower Room

Double glazed window to front. Walk-in shower cubicle with tiled surrounds. Vanity unit with inset wash hand basin and WC. Tall chrome ladder radiator. Ceiling downlights.

Kitchen/Breakfast Room 2.56m (8ft 3in) x 6.43m (20ft 9in)

With exposed timbers. Part glazed door. Slate flooring. Two double glazed windows to side.

Fitted with a range of attractive solid oak wall and base units with worksurfaces over. Ceramic sink unit with tiled surrounds. Integrated appliances to include NEFF double oven, hob (bottled gas) with





extractor over, dishwasher and fridge. Cupboard housing Worcester oil fired boiler. Half stable door and step down to:

Dining Room 3.97m (12ft 10in) x 2.76m (8ft 11in)

With exposed timbers. Double glazed window with garden views. Slate flooring. Radiator. Wall lights. Door to garden room. Open to:

Sitting Room 4.96m (16ft) x 3.77m (12ft 2in)

With exposed timbers. Feature stone fireplace with original bread oven and wood burning stove. Double glazed windows to side with door opening onto the garden. TV point. With step up and open to:

Study/ Bedroom 3 2.35m (7ft 7in) x 2.53m (8ft 2in)

Oak flooring. Double glazed windows to front and side.

Garden Room 3.72m (12ft) x 3.56m (11ft 6in)

A most attractive addition with pitched roof, exposed timbers, feature full height double glazed picture window and French doors opening onto the garden. Wood effect flooring. Wall lights.

First Floor Landing

Double glazed window. Oak flooring. Exposed timbers. Radiator. Fitted cupboard with hanging rail. Ceiling downlights. Stripped pine doors to:

Bedroom 1 4.08m (13ft 2in) x 2.63m (8ft 6in)

Exposed timbers. Double glazed window with garden views. Further windows opening to the garden room. Radiator.

Bedroom 2 2.87m (9ft 3in) x 2.82m (9ft 1in)

Exposed timbers. Double glazed bay window with garden views. Feature original lattice window. Fitted wardrobe.

Bathroom 1.99m (6ft 5in) x 2.73m (8ft 10in)

Fitted with a white suite comprising WC, wash hand basin, panelled bath with tiled surrounds. Chrome ladder radiator. Ceiling downlights. Double glazed window to side. Exposed timbers and original feature lattice window. Ceiling downlights.

Garage Block

Garage 1 3.49m (11ft 3in) x 5.06m (16ft 4in)

Wooden double doors. Light and power. Adjoining wood store.

Garage 2 4.52m (14ft 7in) x 2.27m (7ft 4in)

Wooden double doors with light and power.

Storage 4.52m (14ft 7in) x 2.27m (7ft 4in)

Wooden double doors and personal door to garden.

Outside

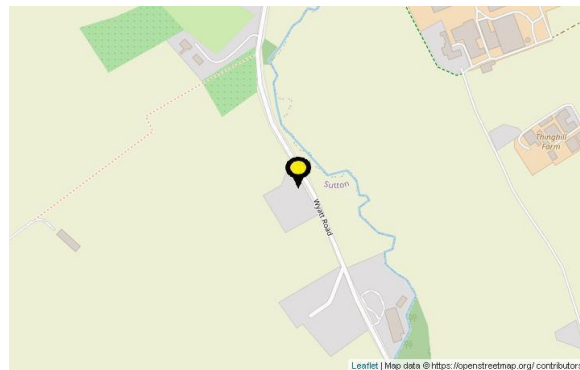
Yewtree Cottage is approached through wooden vehicular gates leading to the driveway with generous parking area and providing access to the garage block as described above. Attractive borders with shrubs and seasonal planting flank the driveway.

The enclosed rear garden adjoins farmland and is laid mainly to lawn with attractive flower borders and a variety of mature trees including apple, cherry, pear and plum. Wrapping around the cottage is a paved and gravelled seating area with access from both the garden room and sitting room, a lovely place to relax and enjoy the views. There is also a feature ornamental pond and working well. Included in the sale is a greenhouse and large bespoke insulated garden shed with access ramp for the garden machinery. A personal door leads from the front driveway to the kitchen garden featuring a sheltered walled area of vegetable garden, vines and an outside tap.

Directions

From the agent's Ledbury office turn left at the traffic lights and continue through the town, bearing left by the railway viaduct, continue for a short distance and at the roundabout taking the 3rd exit signposted to Hereford. Continue for some distance and at the Trumpet Crossroads turn left onto the A417 signposted Ashperton. Continue for approx. 6.4 miles and at the Burley Gate roundabout take the first exit onto the A465 towards Hereford. After 3.1 miles turn right onto Wyatt Road, after 0.5 mile the property will be found on the left hand side.

WHAT3WORDS ; withdraws.glimmers.cluttered



Services

We have been advised that electricity and water are connected to the property. The central heating is oil fired. Private drainage is via a septic tank. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "E"

EPC

The EPC rating for this property is E (46).



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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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