

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SPACIOUS EXTENDED FOUR BEDROOM CHARACTER PROPERTY SITUATED IN THE RURAL HAMLET OF YARKHILL ENJOYING FAR REACHING VIEWS WITH A LARGE GARDEN AND ADJOINING PADDOCK IN ALL APPROXIMATELY TWO ACRES. EPC E. NO ONWARD CHAIN.

VIEWING HIGHLY RECOMMENDED

Covender House - Guide Price £625,000

Watery Lane, Yarkhill, Hereford, Herefordshire, HR1 3TE

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Covender House

Location & Description

Yarkhill is a largely agricultural parish and boasts a welcoming community and local church and community centre. It offers a peaceful rural lifestyle with excellent connectivity. Everyday essentials are easily accessible, with a Texaco petrol station and shop located just a mile away in Newtown, Hereford City approximately 7 miles distant and the market town of Ledbury approximately 9 miles distant. Ideal for those seeking a rural setting without sacrificing convenience.

Property Description

Covender House is an attractive detached country property nestled close to the desirable hamlet of Yarkhill enjoying far reaching countryside views with a large garden and adjoining ONE ACRE paddock.

Believed to date back to the 1930's, the property has been within the same ownership since 1969. It was fully modernised and extended in 1970 and lovingly renovated and reconfigured in 2016 creating a spacious four bedroomed family home retaining its character and charm with original features including exposed floorboards, fireplaces and a cast iron woodfired oven in the snug, historically the kitchen.

The accommodation comprises to the ground floor a welcoming a spacious reception/dining hall, inner hall, dining/kitchen, snug, wet room and utility room with access to an adjoining workshop with external access; this could be suitable for a home office/studio. To the first floor is the triple aspect master bedroom enjoying far reaching countryside views with en-suite shower room, three further bedrooms and the family bathroom.

Outside the property enjoys a large level garden arranged mainly to lawn with an adjoining paddock having separate access via the bridleway to the side of the property, in all the garden and paddock measure approximately two acres. Access to the property is via a large tarmac driveway providing parking for multiple vehicles.

The agent recommends an early inspection to appreciate this lovely home, rural setting and generous grounds.

Covered Porch

Reception Hall 4.21m (13ft 7in) x 3.49m (11ft 3in)

Light and airy room enjoying front aspect double glazed windows with countryside views. Wood effect flooring. Fitted bookshelves. Radiator. Telephone point.

Inner Hallway

With staircase to first floor. Front aspect double glazed window. Wood effect flooring. Radiator. Door to KITCHEN/DINER described later. Door to:

Sitting Room 6.07m (19ft 7in) x 3.56m (11ft 6in)

With two front aspect double glazed windows enjoying countryside views. Original cast iron fireplace (chimney currently capped off). Two radiators.

kitchen / Diner 4.93m (15ft 11in) x 4.52m (14ft 7in)

Extended in 2016 and fitted with a comprehensive range of contemporary shaker style units. Stainless steel one and a half bowl sink unit. Integrated appliances to include dishwasher under counter fridge. Electric range cooker with Calor gas hob and extractor over. Space for fridge freezer. Downlights. Two radiators. Rear aspect double glazed widows with garden views. Doors to wet room and utility room.

Study/ Snug 3.56m (11ft 6in) x 2.61m (8ft 5in)

With double glazed window to rear. With original cast iron oven. Fitted storage. Wood effect flooring. Radiator. TV point.

Utility Room 3.66m (11ft 10in) x 2.14m (6ft 11in)

With matching base cupboards. Stainless steel one and a half bowl sink unit. Floor mounted WORCESTER OIL FIRED BOILER. Plumbing for washing machine. Radiator. Rear aspect double glazed window and door to the garden. Door to:

Workshop 5.27m (17ft) x 3.66m (11ft 10in)

Previously a garage with light and power. Front and side aspect double glazed windows and French doors opening to the garden.

Wetroom

With electric shower. Wc and wash hand basin. Two double glazed windows with obscured glass. Ladder radiator. Downlights.





First Floor Landing

With exposed floorboards. Radiator. Access to roof space. Downlights. Doors to:

Master Bedroom 6.40m (20ft 8in) x 3.56m (11ft 6in)

Triple aspect with far reaching country side views to the front and garden views to the rear. Feature cast iron fireplace. Two radiators. Wood effect flooring. Telephone point. Door to:

En-Suite Shower Room

With double glazed window to rear. White suite comprising WC and wash hand basin. Walk-in shower. Fitted cupboards. Towel ladder radiator. Radiator. Downlights. Extractor fan.

Bedroom 2 4.57m (14ft 9in) x 3.64m (11ft 9in)

Two double glazed windows to front with far reaching views. Exposed floorboards. Original cast iron fireplace. Radiator. TV point.

Bedroom 3 3.64m (11ft 9in) x 2.71m (8ft 9in)

With double glazed window to front. Exposed floorboards. Storage area. Radiator.

Bedroom 4 3.61m (11ft 8in) x 2.68m (8ft 8in)

With double glazed window to rear. Exposed floorboards. Radiator.

Bathroom

Fitted with a white suite comprising panelled bath, WC and wash hand basin with light/shaverpoint over. Walk-in shower. Double glazed window to rear with obscured glass. Extractor fan. Radiator.

Outside

A large tarmac driveway provides parking for multiple vehicles. The property is set back from the lane behind a lawned foregarden with a gravelled pathway to the side of the property giving access to the generous rear garden. The garden is wheelchair friendly with a pathway from the rear of the utility room leading down to a paved seating area and generous area of lawn beyond with attractive flower borders. There is an area of orchard including 2 Damson and 4 Cider apple trees and a cottage garden. Beyond the garden is an adjoining level fenced paddock of approximately one acre with vehicular access via the bridleway to the side of the property. There is a Summerhouse, greenhouse, garden shed and storage container included in the sale.

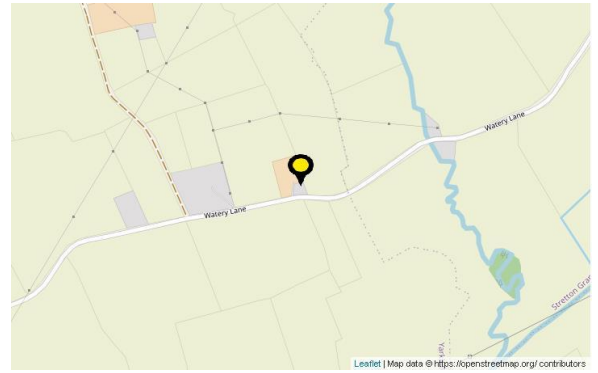
Agents Note

Please note there was an insurance claim made in 2007 due to the property flooding. Since the extensive re-configuration works in 2016, the flood risk has considerably reduced.

The drive and garden does suffer from occasional surface water flooding.

Directions

WHAT3WORDS: outlooks.congratulations.pies



Services

We have been advised that mains electricity and water are connected to the property. Central heating is oil fired. Private drainage is via a water treatment plant. 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 (43).



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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