



Yew Tree Cottage, Woonton, Herefordshire HR3 6QH



**Yew Tree Cottage  
Wooton  
Herefordshire  
HR3 6QH**

Summary of features

- A charming detached extended cottage.
- Well presented and lots of character.
- Four bedrooms, three reception rooms.
- Good sized cottage gardens with a range of small outbuildings.
- Tucked away location.

**Asking price £650,000**

**Description**

A charming four bedroom period cottage set in this tucked away location in rural North Herefordshire. The property has been extensively extended over different periods and now forms characterful accommodation arranged over two floors, featuring exposed timber beams, original fireplaces alongside attractive contemporary fittings. The cottage has been sympathetically renovated being well presented throughout and offers flexible layout with a Ground Floor bedroom with shower room and three bedrooms to the First Floor. There are three Reception rooms, the sitting room and a more recently built sun room are particularly feature rooms – the latter enjoying views over the garden. There is oil fired central heating, double glazing and super-fast fibre. Stepping outside there are cottage gardens being of good size and private with a range of outbuildings which have the potential to form additional accommodation excellent storage or home office/gym (subject to any planning permission).

**Situation**

Set in the peaceful Hamlet of Logaston in a rural location away from the main roads, the area is well placed for the village of Wooton and Weobley as well as the towns of Kington, Leominster and Hay on Wye and of course, Hereford City.

**Accommodation**

Accommodation in more detail as follow:

**Oak Front Door**

Leads to –

**Sitting Room**

With stone fireplace with inset multi-fuel stove, timber mantle over, raised brick hearth, exposed timber beams, double glazed windows.

**Study**

With exposed timbers, double glazed window.

**Utility Room**

With exposed beams to wall and ceiling, double glazed windows, work surface with space under for plumbing for washing and dryer. Wood worktop with inset sink and double glazed windows.

**Opening To Pantry**

Providing useful space.

**Inner Hallway**

With doors off to –

**Bedroom Two**

With double glazed window.

**Shower Room**

With shower cubicle, wash hand basin with WC low flush suite.

**Kitchen**

Having a range of modern units to base level with solid wood worktops, inset sink, a Range cooker with extractor over, space for dishwasher, double glazed window and door to outside. Opening through to –

**Sunroom**

A very pleasant room having double glazed windows, double glazed doors opening to the rear garden, being light and airy, having ceiling up to the apex height.

From the Utility area, the stairs lead to the First Floor.









## First Floor

### Landing

With fitted cupboard and doors off to –

### Bedroom One

Having double glazed windows and exposed ceiling truss with beams.

### Bedroom Four/Dressing Room

Having double glazed window and being 'L' shaped.

### Shower Room

With shower cubicle, wash hand basin and WC low flush suite.

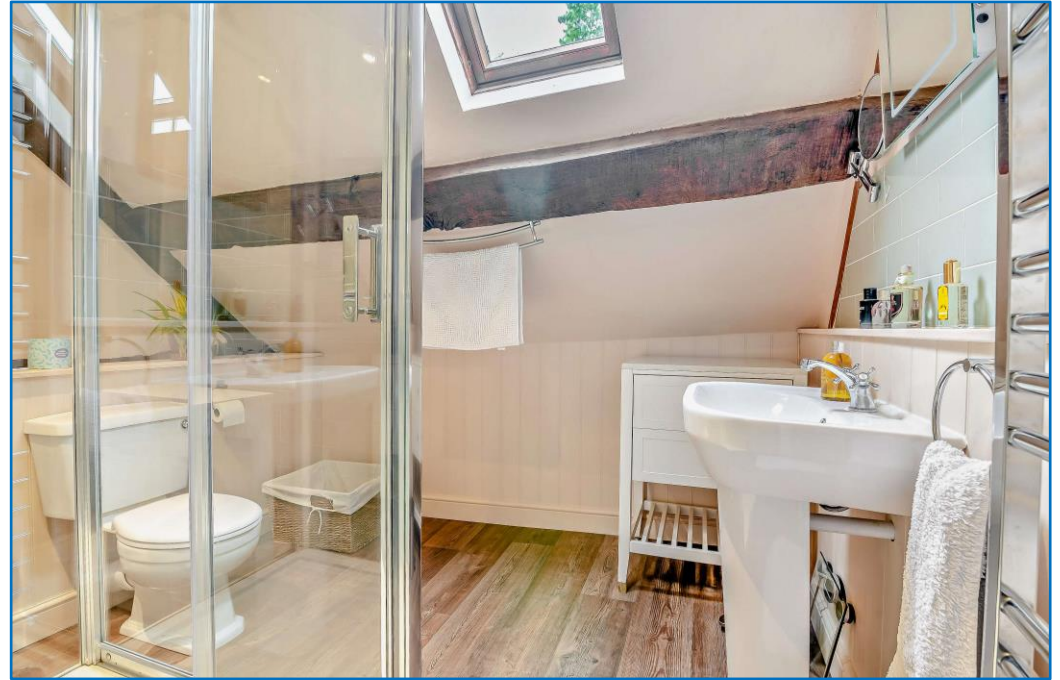
A secondary staircase leads from the downstairs inner hallway to a small landing and access to –

### Bedroom Three

With double glazed window and a range of fitted wardrobes.









### Outside:

Double gates open to a gravel driveway providing plenty of parking space and access to a good sized block built outbuilding which is ideal for storage or useful workspace or potentially a small gym. This has water, drainage, power and offers annexe potential subject to planning permission.

The cottage gardens are mostly to the rear and face southwest, providing plenty of sunlight throughout the day. It comprises wide areas of lawn, paved terracing and pathways – there is also a variety of trees including pear, apple and damson with hedge borders which is a haven for wildlife. There is also an established productive vegetable garden with raised beds.

### Services:

Mains, electricity and water. Private drainage (newly installed), oil fired central heating, superfast broadband.

Council Tax Band – E.

### Tenure:

Freehold.



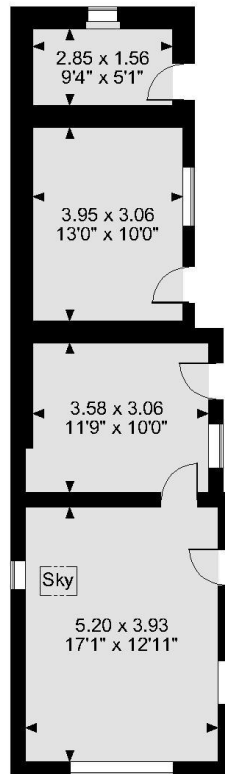


## Directions:

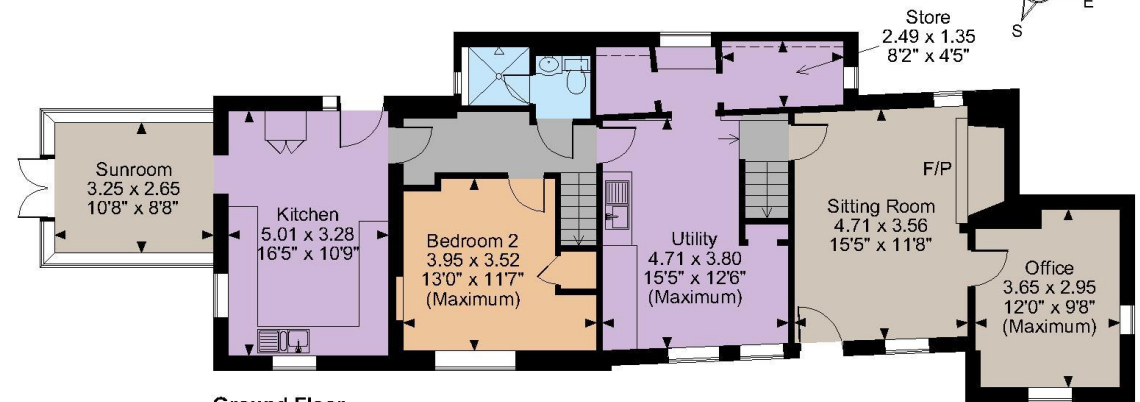
Leave Hereford initially along the Kings Acre Road turning right towards Credenhill onto the A480. Pass Credenhill and stay on this road until reaching the Sarnesfield Crossroads. Turn left onto the A4112 towards Eardisley and just after one mile take the right turn towards Woonton. Follow this country lane for about 1 mile through a series of bends and just after a further set of bends, take a vehicle track to the right and the property will be seen partway along on the right hand side.

## What3words:

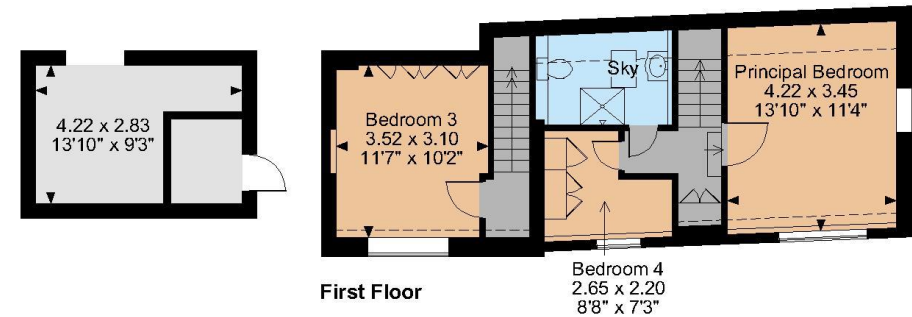
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**Yew Tree Cottage, Woonton, Hereford**  
**Main House internal area 1,509 sq ft (140 sq m)**  
**Outbuildings internal area 688 sq ft (64 sq m)**  
**Total internal area 2,197 sq ft (204 sq m)**



Ground Floor



First Floor

## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
 Hereford HR1 2PQ  
 Tel: 01432 356 161  
 Email: hereford@sunderlands.co.uk

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
 Hay on Wye, Herefordshire HR3 5BU  
 Tel: 01497 822 522  
 Email: hay@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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