



The Beehive, Leominster, HR6 0BS  
Price £395,000

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# The Beehive

## Leominster

situated on Bircher Common this pretty stone cottage has two double bedrooms, two reception rooms, garage and parking. Far reaching views add to this wonderful property and internal viewing is highly recommended.

- Detached stone and timbered cottage
- Situated on Bircher Common
- 2 Reception rooms
- 2 Bedrooms
- Upstairs bathroom
- Garage and driveway
- Opportunity to extend STPP

### Material Information

**Price** £395,000

**Tenure:** Freehold

**Local Authority:** Herefordshire County Council

**Council Tax:** D

**EPC:** (null)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

Please note that the dimensions stated are taken from internal wall to internal wall.

*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

The Beehive has been in the same family for decades and this is the first time it has been put on the market. This wonderful two bedroom stone and half timbered property, has been in the past the local shop for the common selling the basics, such as tobacco, vinegar, flour and other dry goods. These items were bought up from the nearby hamlet of Yarpole. The owner of the Beehive would take the residents of the common down to the local shop in Yarpole by pony and trap. The Beehive could be extended STPP to create a peaceful family home.

## Property Description

Walk down the grass driveway to the front door, which opens into a large bright and airy reception hall, with stairs rising to the first floor. The lounge is found on your right as you enter the hall, and has two windows to front aspect, allowing wonderful views over the Common. On the back wall is an open fireplace, which could be knocked out and enough space created for a wood burning stove. The dining room is found next to the lounge and has window to rear aspect, once again offering far reaching views over the open countryside. From the dining room is a door to the kitchen, which has a range of floor and wall units space for washing machine and fridge /freezer and there is an electric cooker. The kitchen has a door to the side passage and then onto the rear garden. Take the stairs to the first floor, which opens up into a very large and bright landing and is quite big enough to take a sofa bed, for when you have a wealth of visitors. There are two bedrooms both of which are double, the master being to front aspect, and bedroom two being to rear aspect. The family bathroom has a white suite with paneled bath.

## Garage and Parking

There is a single garage to the left of the property and parking for 2 cars on the drive.

## Gardens

The property has the benefit of both front and rear garden, and they are both a blank canvas for the next owner. The views from the rear garden are breathtaking and the small paddock could be in-corporated to create a wonderful Monty Don garden and vegetable patch. In total the land amounts to nearly 0.575 acres

## Services

Mains electricity and water with private drainage to a septic tank  
Tenure Freehold  
Council tax band D= £2,223.87  
Herefordshire Council

## Agents Note

There is a right of way granted by the neighbours to the right of the property, in order to access the paddock to the rear of The Beehive.

## Location

The Beehive is all about the location, being on National Trust land, which is adjacent to the Croft Castle estate. Bircher Common, which itself is in approximately 500 acres of beautiful National Trust land offers superb walking and riding opportunities, and is also home to an abundance of wildlife. One of the prettiest walks leads to fish pool valley which is definitely worth a look and is in easy walking distance of the cottage. The cottage is about half a mile from the charming village of Yarpole, famous for its beautiful church housing its award winning village shop and cafe. The village has an active social life and provides a wide variety of community activities. It is equidistance between the famous market towns of Ludlow and Leominster and also has the benefit of being in the catchment area of Wigmore High School. Ludlow is famous for its food festivals, local produce and cafes. However both include a wide range of amenities, supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

## DIRECTIONS

From Ludlow go over Ludford Bridge, turn right at Overton on the B4361, pass Moor Park school, stay on that road until you come through Overton, Richards Castle and then Orleton. Stay on the road, after approximately 1 Mile you will come to the war memorial on the right hand side. Take the turning at the War Memorial called Welshman's Lane. Go over the cattle grid and then turn immediate right then take the



