

2 MULBERRY MEADOW

£575,000



“An adorable cottage on the edge of Yarpole”

Yarpole, Herefordshire

Set in the prestigious Mulberry Meadow development in Yarpole, this adorable, recently completed, detached property has 3 bedrooms, a large living room, stylish kitchen, beautiful oak garden room, garage and ample parking: a truly beautiful home on the edge of this sought-after village.

- Prestigious development
- Underfloor heating
- Air source heat pumps
- Large fireplace with wood burner
- Garage
- Ample parking
- Edge of village location
- Oak garden room



Enter the home via a pretty oak porch into the reception hallway, where the combination of wooden stairs, oak joinery and underfloor heating - powered by air source heat pumps - give an immediate feeling of warmth.

Move through into the generous living room, which has oak flooring, exposed ornamental ceiling timbers and a large feature fireplace, housing a wood burner. The space links directly into a beautiful, oak-framed garden room, filled with light courtesy of wrap-around glazing, which overlooks the garden: the perfect setting for mealtimes and entertaining friends and family. A set of double doors open out to the patio area.

On the other side of the property sits the kitchen, featuring stylish cupboard units, a granite worktop with breakfast bar, gas burner hob with overhead extractor and a waist-height oven. A useful utility room is accessed from the rear of the kitchen and has a door leading to the garden. Also off the utility room lies a large WC/ cloakroom and generous storage cupboard.

Upstairs, all rooms are accessed off the landing, with feature window overlooking the rear garden. To one side of the property lies a generous master bedroom with walk-in ensuite shower; to the other side of the landing sits two further bedrooms: one overlooking the front of the property, the other over looking the rear; these are serviced by a family shower room.

Outside: The property is approached via a gravel driveway, which provides ample off-road parking. A garage sits to the side of the property with a wooden gate leading to the rear garden.

The property sits on a corner plot with the lawn sweeping to the side and around to the rear, and is bordered with mixed hedging. The patio area sits immediately behind the property and is a great spot for summer barbecues or evening drinks whilst soaking up the view. A picket fence segments the outdoor space into two areas - accessible via a picket gate - perfect for enclosing pets or as a dedicated child's play area.





Area: This sociable village thrives with both The Bell public house (which has been community-purchased) and the church at its heart. The Church also houses the village shop and post office, which won the 2021 Regional Midlands Countryside Alliance Awards for best shop/ post office. And to top it off... the Gallery Café is only a short walk away from your doorstep – a great destination for an afternoon catch-up with friends and neighbours.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Air source pumps
Services:	Mains water, electricity, drainage
Service charges:	Nil
Covenants:	Footpath diversion in progress
Broadband:	Yes

* correct as of instruction date



EPC and floor plan available on the website.

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