

GREENFIELD

£500,000



“A lovely home surrounded by countryside”

Luston, Herefordshire

Situated on Yarpole Lane between the popular villages of Yarpole and Luston sits this detached, three-bedroom bungalow, with a wrap-around garden, garage, plenty of parking, garden sheds, raised vegetable beds and to top it all off: fantastic views across the adjoining Herefordshire countryside.

- Outstanding detached bungalow
- Beautiful presentation throughout
- Garage
- Superb rural views
- Stone's throw from two villages
- Ample parking



This warm, deceptively spacious home has been beautifully kept and maintained - meaning that is in perfect move-in condition with the new owner being able to simply unpack and enjoy the property, without anything else to do.

Light and airy throughout, with most rooms enjoying a double-aspect, there is an easy flow around the property with one space leading intuitively into the next.

The front door leads into the entrance hall, there is a door in front leading into the utility room, another door accessing the garage and a further door to the right leading into the lounge and dining area. This spacious room easily seats a family dining table to one side and sitting area to the other: a perfect space for the whole family to congregate. There is an attractive woodburning stove sat within a decorative fireplace, a picture bay window overlooking the front garden and a set of French doors opening out to the patio.

The kitchen/ breakfast room sits to the rear of the property and overlooks the open fields behind. The stylish kitchen cabinets house built-in appliances such as an integrated dishwasher fridge freezer as well as a double oven and extractor. A useful utility space for hanging coats and storing shoes leads through to the attendant laundry room: with shelving and space for a washing machine and tumble dryer. There is also a convenient cloakroom and a door leads out to the rear patio area.

There are three double bedrooms sitting to one side of the property. The master bedroom is double aspect and benefits from a stylish ensuite wet room. Bedroom number two is also double aspect and has attractive built-in decorative panelling; whilst the third bedroom currently serves as a study with a day bed and enjoys more of those great rural views.



There is a further family shower room, with double walk-in shower, WC and wash hand basin.

Outside: The property is approached across a tarmac driveway, which leads up to the attached garage. The manicured cottage garden to the front has been very well attended and is composed of a lawn area, stocked flower border, picket fence, timber archway and trellis for climbers: creating a beautiful riot of colour in the summer months.





Outside [cont]: Raised vegetable beds sit to the side of the property and are serviced by two garden sheds. The are two, attractive, interconnected paved seating areas to the rear of the property: one is circular and sits amidst planted flower borders, the other sits closer to the bungalow and is sufficiently large for an outdoor dining table or a corner seating unit. These areas would lend themselves to entertaining friends and family or sitting back with an evening drink and simply soaking up the views.

Area: The property sits on the outskirts of the popular village of Yarpole: this sociable village thrives with both The Bell public house and The Church at its heart. The Church also houses the village shop, post office and Gallery Café, which is a great destination for an afternoon catch-up with friends and neighbours. Also close-at-hand is the nearby village of Luston, which has a public house as well as a primary school. The well-regarded Quarry Farm Shop lies just south of the village and sells great quality, local produce. The market towns of Leominster and Ludlow with their independent shops, cafés, restaurants, supermarkets, transport links and more are just a few miles drive away.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Oil
Services:	Mains electricity, water, drainage.
Service charges:	Nil
Covenants:	None known
Broadband:	Yes** (Fibre to premises)

* correct as of instruction date | Source: BT

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

