

PRIMROSE COTTAGE

£595,000



“A picture-perfect cottage in a desirable village”

Yarpole, Herefordshire

Just over 18 months old, this beautiful, highly-desirable property sits in the prestigious Mulberry Meadow development on the edge of the popular village of Yarpole. With 3 bedrooms, a garden room, large kitchen, cosy wood burner, garage and rural views, there is everything you could want for a fabulous home in the countryside.

- Exceptional build
- Extended garden room
- Glorious garden
- Garden office/ man-cave
- Highly desirable property
- Beautiful views
- Popular village
- Garage



The first to greet you as you enter the select development of seven stunning properties, Primrose Cottage has instant kerb appeal, courtesy of a timber and render exterior and a paved pathway leading up to a welcoming oak porch.

Inside the property, the light and airy reception hall leads off to the sitting room on one side, the kitchen to the other and stairs to the first floor in front. The country style kitchen fits beautifully with the property and is large enough to accommodate a breakfasting table. There are plenty of cabinets for storage and ample counter-top space for food prep as well as built-in appliances, which include a dishwasher, refrigerator and waist-height oven. The kitchen sink is framed by a window which overlooks the front garden.

The utility room adjoins the rear of the kitchen and has an additional sink, further storage cupboards, space for washing machine and a door accessing the side of the property. A cloakroom sits at the rear of the property and comprises a wash hand basin, WC and a useful, large storage cupboard.

The sitting room is well-dimensioned and features a large, exposed brick fireplace with timber mantel, housing a Clearview wood burning stove: the perfect focal point around which to gather on a cold evening. At the rear of the property sits the impressive oak-framed sun room, overlooking the garden. This beautiful, light room, has full-height exposed timbers, glazing on three sides and a set of double doors leading out to the patio area.



Upstairs, all rooms lead off a spacious landing. The master bedroom spans the full depth of the property and benefits from a generous ensuite. There are two further bedrooms, which are serviced by a family shower room with a walk-in shower cubicle, WC and built-in vanity unit. All of the rear first floor windows have great views across the neighbouring countryside.



Outside: The front garden is laid to lawn with a small ornamental tree and bordered on one side with hedging. A large driveway provides ample parking, with further secured parking behind a five-bar gate, which also encloses any pets or young children. Privacy fencing screens off the rear garden and leads up to the garage: this has mains electricity, a side access door, a car-charging point and, inside, a mezzanine storage area.



Outside [cont]: The rear garden is a joy and has a maturity belying its young age; bordered by British native hedging the space is a green cocoon of peace and tranquility. A patio seating area sits directly to the rear of the property and is the perfect spot to enjoy evening drinks or summer barbecues. At the very end of the garden sits an attractive garden office/ man cave. This room is fully plasterboard'd and benefits from double glazed windows and mains electricity: the perfect space for those working from home or to serve as a hobby room.

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:	Underfloor downstairs, radiators upstairs; Air source pumps
Services:	Mains water, electricity, drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date | ** Source: BT



EPC and floor plan available on the website.

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