



SAMUEL WOOD

The Old Stores Yarpole, Leominster, Herefordshire, HR6 0BD

Offers Over £375,000



The Old Stores

Yarpole, Leominster, Herefordshire, HR6 0BD



- Substantial detached village home
- 4 bedrooms, 2 bathrooms
- Extensive driveway parking and gardens
- No onward chain
- 4 reception rooms
- Character features
- Approximately 1/5th of an acre

This attractive stone detached house sits right in the heart of this desirable village and offers four reception rooms, modern kitchen and large utility whilst on the first floor are four bedrooms, ensuite shower room and house bathroom. The property extends to 1/5th of an acre to include extensive driveway parking, garage and lawned gardens. No onward chain

Yarpole is a popular North Herefordshire village which has facilities to include: a church with community shop and cafe, village hall and community pub. Historic Ludlow and popular Leominster are both within a short drive and offer a more comprehensive range of facilities. The village is surrounded by beautiful North Herefordshire countryside with easy access onto Bircher Common which is National Trust managed land.

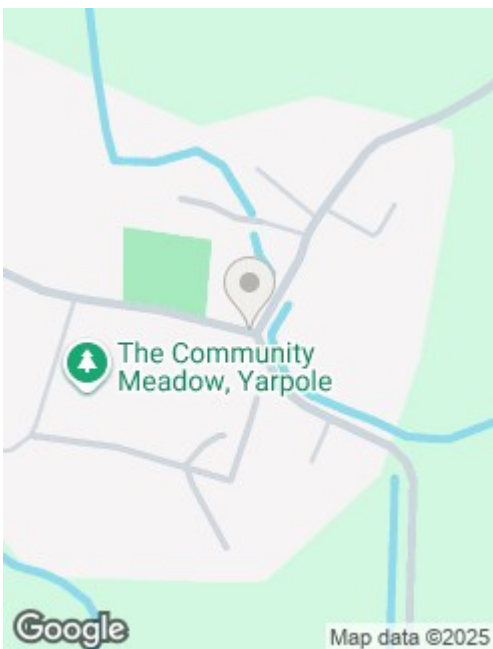
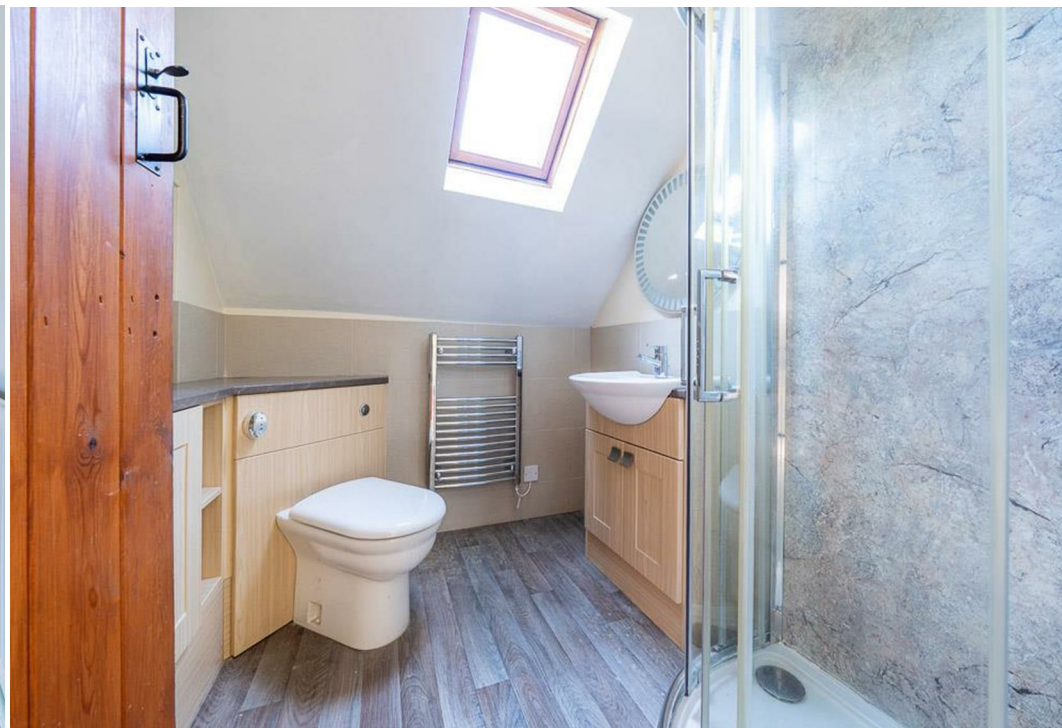
Accessed into an entrance hallway which leads to both the sitting room and dining room, the sitting room having a woodburning stove and a door into a study. The kitchen / breakfast room has windows overlooking the rear garden, exposed timber feature and is fitted with a modern range of matching units with granite works surfaces, range cooker and seating area., good sized rear utility room and door through into the living room with exposed stone features.

On the first floor is a landing which leads into a interconnecting bedroom four, this potentially could offer a dressing room or study space and leads to the main bedroom with a range of fitted wardrobes and an ensuite shower room. There are then two further bedrooms and a house bathroom.

The property sits right in the centre of this desirable and well serviced village and is approached onto a good sized driveway which leads through a five bar gate into the rear where extensive parking can be found together with a timber built garage and large garden shed. The remainder of the rear garden is laid to lawn with borders.







Directions

The property is located right in the centre of the village on the right-hand side as you turn up towards the church

Services: We understand that the property has mains water, drainage and electricity, oil fired heating and a wood burning stove.

Broadband Speeds between 22 and 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

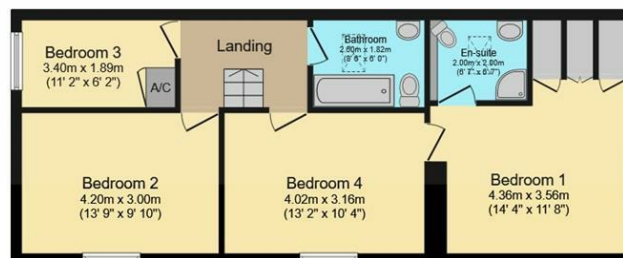






Ground Floor

Floor area 95.2 sq.m. (1,025 sq.ft.)



First Floor

Floor area 59.7 sq.m. (643 sq.ft.)

Total floor area: 155.0 sq.m. (1,668 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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