

SAMUEL WOOD

Manor House Yarpole, Leominster, Herefordshire, HR6 0BA

Offers Based On £500,000



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Leominster, Herefordshire, HR6 0BA

3 2 3

- Grade II listed detached house
- Centrally located in popular village
- Triple oak-framed garage block with studio
- Full of charm and character
- Good-sized garden
- Delightful two storey stone Gate House

This most attractive detached Grade II listed house of distinction is situated in a central location within this popular and well service North Herefordshire village. The property sits on a plot that extends to 0.65 of an acre that includes a delightful two storey period stone Gate House and an oak-framed triple garage with studio above. Accommodation is full of charm and character is highly recommended for internal inspection. No onward chain.







Location

Yarpole is a popular village sitting in the tip of North Herefordshire and has facilities to include; public house, community shop, Church, village hall and an active community and is within easy driving to both historic Ludlow and the north Herefordshire town of Leominster.

Accommodation

The property is approached into the living room. The first thing that greets you is the immense character in the property with beamed ceiling, flagstone flooring, feature fireplace with woodburning stove and double-glazed oak-cased windows .Adjacent to this is a dining room with dual aspect and a large kitchen / breakfast Room fitted with a range of cream fronted units with wood block work surfaces which incorporates an Aga along with integrated dishwasher, washing machine and ample room for table and chairs.

There is a large rear hallway / study space with timbered features and a cloakroom fitted with a modern suite in white.

The first floor landing has timbered features and gives access to 3 large double bedrooms. The main bedroom having a modern en-suite shower room and there is then a large house bathroom with corner bath and separate shower cubicle.







Outside

The property sits in the centre of this well respected and serviced North Herefordshire village and is accessed through a gate onto a gravelled and extensive driveway which provides parking for several vehicles. There is then an oak-framed, detached, triple garage block. Two of the garages are open-plan with the third one being enclosed and an external staircase then rises to a large first floor which would be ideal for home working or as a hobby space.

Also sitting in the grounds of the property is a small, two-storey Gate House. The gardens and grounds are mainly laid to lawn with a number of mature trees and shrubs including fruit trees.

Agents Note

• Flood risk comes in as very low, however in 2007 water did come into the property (work has since been done to alleviate risk and in 2020 the drive flooded but nothing came into the accommodation)

• We wish to point out that ceilings are low in numerous areas.

Services

We understand that the property has LPG Gas fired central heating, mains electric, private water and mains drainage. Windows are double glazed.

Broadband Speed: Approximately 19-1000 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council.

Council Tax Band: F

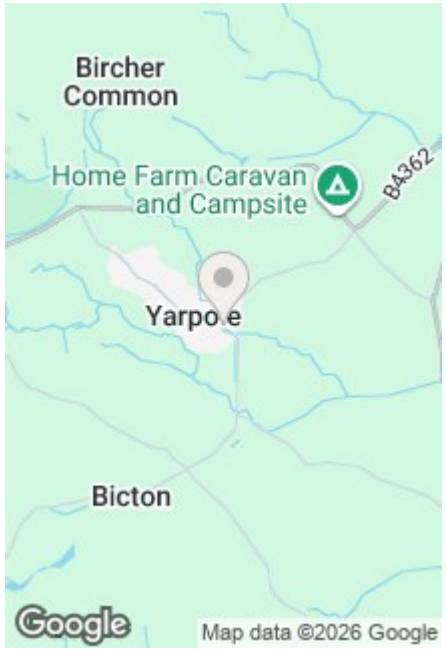
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Directions

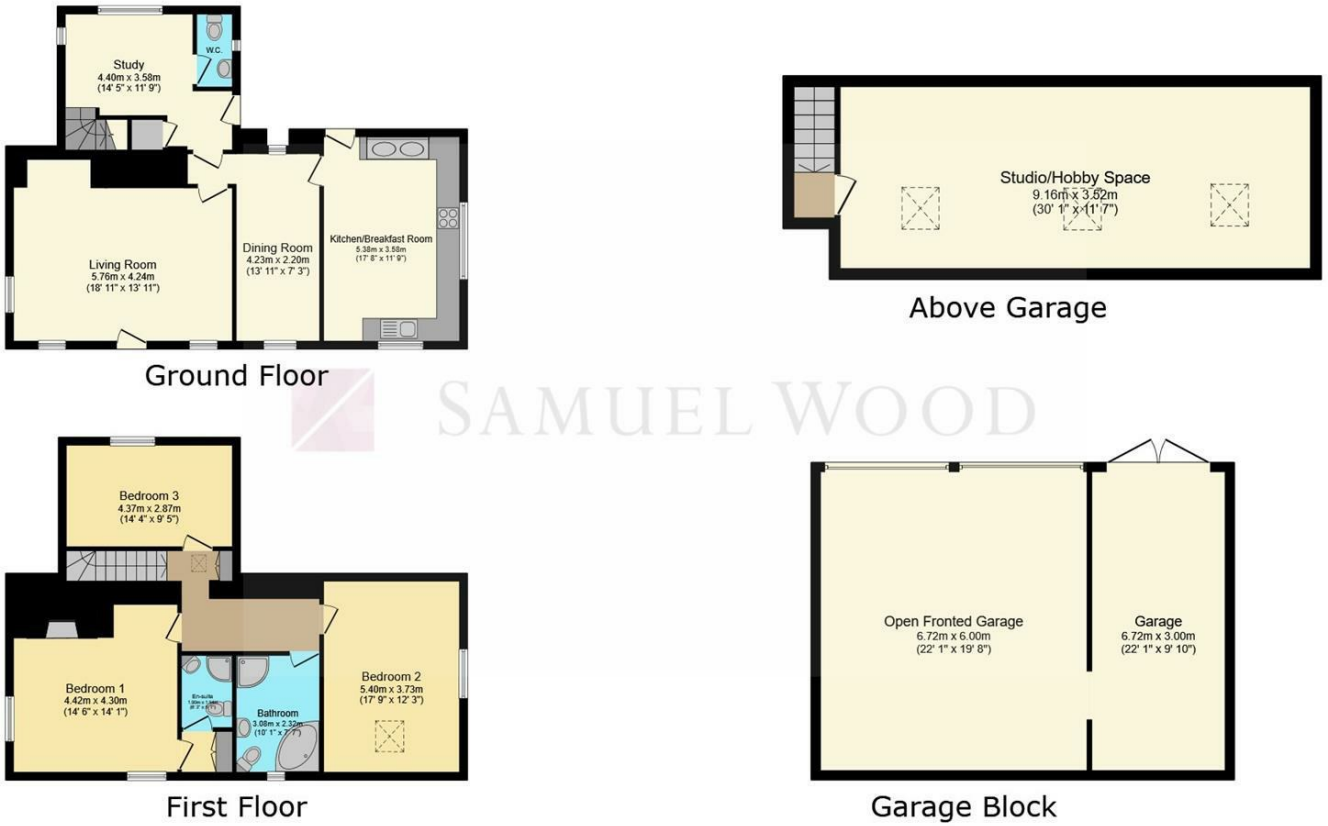
From Ludlow, proceed South on the B4361 Overton road and after approximately 1 mile turn right onto the B4362. Follow this road passing through the villages of Richards Castle and Orleton, continuing towards Mortimers Cross. As you approach the hamlet of Bircher on a sharp right hand bend you will see a turning on your left signposted for Yarpole. Take this turn and follow the road through the village towards Kingsland. Once you are in the centre of the village, (passing the turning for the church on your right) Manor House will be found on the left hand side as indicated by the agents for sale sign.







Floor Plans



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Total floor area: 246.7 sq.m. (2,656 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.