



Yearston Cottage, Sapey Common, Clifton Upon Teme,
Worcestershire

G HERBERT
BANKS

EST. 1898

Yearston Cottage
Sapey Common
Clifton Upon Teme
Worcestershire
WR6 6EU

A very appealing modernised semi-detached period cottage.

Quite exceptional views over the surrounding valley towards the Malvern Hills.

- Reception hall, cloakroom, breakfast kitchen, sitting room/dining room, three bedrooms, family bathroom.
- Carparking, lawned gardens with stunning views, enclosed paved patio.
- There is scope & space for an extension, subject to any appropriate consents.

Situation

A semi-detached period cottage situated in gorgeous unspoilt countryside on the Worcestershire / Herefordshire border.

The historic and picturesque village of Clifton upon Teme is a short driving distance away. It provides an extensive range of amenities including both a nursery and junior school, general store, two public houses and a very pretty village church. Upper Sapey has a village hall and the very well-regarded Baiting House public house.

More extensive amenities are available in the nearby market towns of Bromyard and Tenbury Wells together with the Cathedral City of Worcester.

The surrounding countryside provides breathtaking scenery and many rewarding walks and countryside opportunities.

Description

Yearston Cottage is one of pair of period farm cottages. The double-glazed accommodation has been extensively refurbished and reconfigured by the present vendors over the period of the last eight years. This has included the creation of a further bedroom on the first floor (it was formerly two bedrooms).

A stable door leads to the reception hall with slate floor and Worcester oil fired boiler. There is a cloakroom off with white suite.

The refitted breakfast kitchen has a range of wall and floor mounted cupboards, timber work surfaces, Lamona double oven with Bosch ceramic hob with extractor hood over, slimline Lamona dishwasher, slate floor, integral fridge-freezer, ladder style radiator and shallow breakfast bar. There is an area suitable for a small table and understairs cupboard.

The delightful sitting room/dining room has an Efel oil burning stove with brick arch over, oak floor and twin double-glazed doors to the gardens with amazing views.

The first floor provides three bedrooms with vaulted/tall ceilings, two are doubles.

The family bathroom has been refitted with a white suite comprising a shaped panel bath with Mira shower unit and tiled surround, wash hand basin, WC and dressing mirror.

Outside

There is carparking for two cars.

Lawned gardens together with a gravelled area to the far end. The gardens enjoy truly remarkable views. There is a sheltered side paved patio area and timber shed.

GENERAL INFORMATION

Local Authority

Hereford District Council

Energy Performance

Current Rating: 66D
Potential Rating: 73C
Carried out: 4th November 2025

Services

Mains electricity and water. Shared private drainage. Oil fired central heating.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

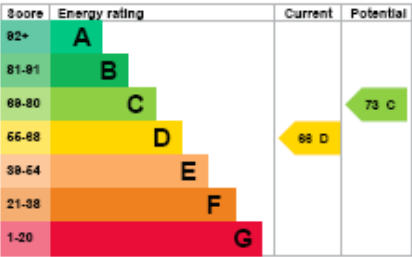
Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///fooling.numeral.scarecrow

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

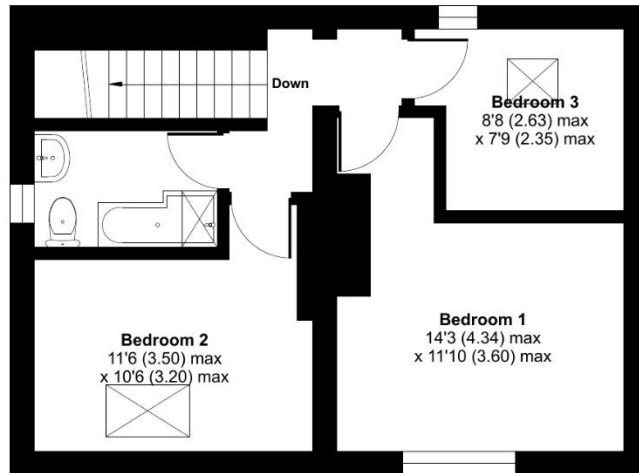
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



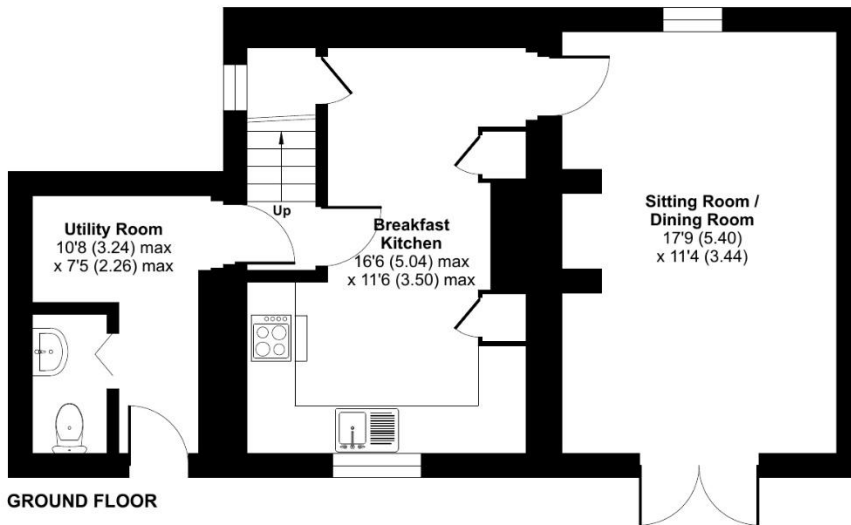
Upper Sapey, Worcester, WR6

Approximate Area = 922 sq ft / 85.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for G Herbert Banks LLP. REF: 1372757



G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

