



Yewtree Cottage

Hereford, HR4 7BQ

Andrew Grant

Yewtree Cottage

Norton Canon, Hereford HR4 7BQ

3 Bedrooms 1 Bathroom 1 Reception Room

A traditional black and white cottage in a generous plot with outbuildings, offering substantial potential for renovation in a peaceful Herefordshire village close to amenities.

- Characterful black and white cottage with strong potential for full renovation.
- Original timber framing and appealing period features throughout.
- Large garden with mature areas and useful outbuildings.
- Private off road parking and a garage.
- Quiet village location with countryside surroundings and nearby services.

Yewtree Cottage is a traditional black and white home in a generous plot in Norton Canon, offering a rare opportunity for full renovation. Some initial works have begun, including new sockets and structural attention, but the cottage is ready for comprehensive refurbishment. The ground floor includes a large hall, sitting room with a substantial fireplace, kitchen and dining room and a cloakroom, with three bedrooms and a main bathroom upstairs. Oil central heating has seen limited use and remains in good condition. The sizeable garden includes a garage, workshop and store, with the plot to be cleared before going to market to provide a broad canvas for landscaping. This is an appealing chance to create a bespoke home in a peaceful and well regarded Herefordshire village.

1655 sq ft (153.9 sq m)





The kitchen and dining room

The kitchen and dining room offer a generous space that looks towards the garden and provides clear potential for a thoughtful redesign. Its arrangement supports family living and lends itself well to creating a central hub for cooking and dining. The room's size and layout give an excellent foundation for a modern and practical upgrade to suit individual needs.





The living room

The living room is an inviting space centred around a striking fireplace that reflects the character of the cottage. Multiple windows draw in natural light and offer views towards the garden. Exposed beams and stonework highlight the property's heritage, creating a room with appealing potential for a warm and welcoming setting once updated to individual preference.



The entrance hall

The entrance hall offers an impressive introduction to the cottage with exposed beams and a staircase that draws the eye upward. The layout connects the main living areas with ease and provides a practical space for everyday use. Natural light enhances the welcoming feel, creating a strong starting point for a thoughtful refurbishment.





The primary bedroom

The primary bedroom offers a generous and characterful space with exposed beams and an outlook towards the surrounding greenery. Its layout provides excellent scope for creating a restful retreat that reflects the charm of the cottage. Natural light enhances the room and highlights its potential for a thoughtful upgrade to suit individual style and comfort.





The second bedroom

The second bedroom offers a bright and comfortable space with a pleasant outlook over the garden. Exposed timber adds character and reflects the style of the cottage. Its layout provides flexibility for use as a family bedroom or guest room.



The third bedroom

The third bedroom offers a bright and versatile space with an attractive outlook towards the garden. Its layout suits use as a family bedroom or a home office, and the characterful timber framing adds interest.



The bathroom

The bathroom enjoys natural light from a dual windows and offers a practical layout ready for full improvement. Characterful timber framing adds interest and reflects the age of the cottage. The room provides an excellent opportunity to create a modern and comfortable family bathroom tailored to individual taste.





The landing

The landing provides a bright and welcoming link between the first floor rooms. A window brings in natural light and highlights the characterful timber framing. The space offers an appealing point of access to the bedrooms and bathroom and presents clear potential for improvement as part of a wider refurbishment of the upper floor.



The garden

The gardens extend around the property and offer an appealing rural outlook with generous outside space ready for landscaping. The grounds include a useful garage along with a separate store and workshop, providing excellent scope for practical use. This setting creates a peaceful environment with plenty of potential for a new owner to shape to their needs.



The plot offers far reaching views that enhance the sense of privacy. There is ample room for planting, recreation or future projects subject to requirements. The arrangement of the outbuildings lends itself to a variety of uses. The overall outdoor space presents a rare opportunity in such a sought after village setting.





The driveway and parking

The property enjoys a private driveway that leads directly to the house and garage, offering convenient access from the quiet lane. The approach provides practical space for parking and links easily to the grounds and outbuildings. Its position enhances the setting and creates a welcoming arrival point for residents and visitors alike.



Location

Yewtree Cottage is located in Norton Canon, a peaceful Herefordshire village surrounded by open countryside. The area offers a quiet rural lifestyle while still providing access to established amenities in the nearby villages and towns. Weobley, one of Herefordshire's well known Black and White villages, is within easy reach and offers shops, eateries, a doctor's surgery and leisure facilities. Further amenities and a wider range of services are available in Hereford, which is readily accessible by road and provides cultural attractions, restaurants, supermarkets and a mainline railway station.

Families benefit from a selection of well regarded schools in the local area, including primary and secondary options in Weobley, as well as additional independent and state schools in Hereford.

Transport links make travel straightforward, with routes connecting Norton Canon to Hereford, Leominster and Kington. From Hereford, rail services provide access to major cities including Birmingham, Worcester and London. The combination of rural surroundings, village atmosphere and access to nearby amenities makes Norton Canon an appealing location for those seeking countryside living with practical connections for work, schooling and leisure.

Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied via a septic tank.

Council Tax

The Council Tax for this property is Band C.

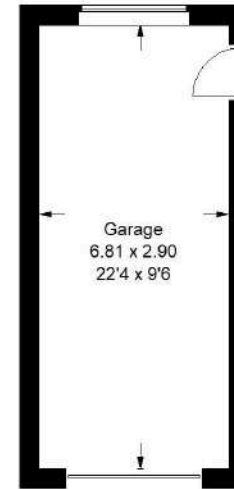
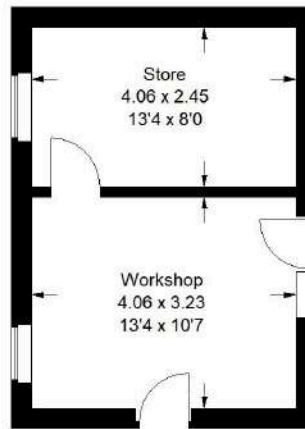


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Approximate Gross Internal Area
 109.5 sq m / 1181 sq ft
 Workshop / Store = 24.0 sq m / 258 sq ft
 Garage = 20.1 sq m / 216 sq ft
 Total = 153.9 sq m / 1655 sq ft

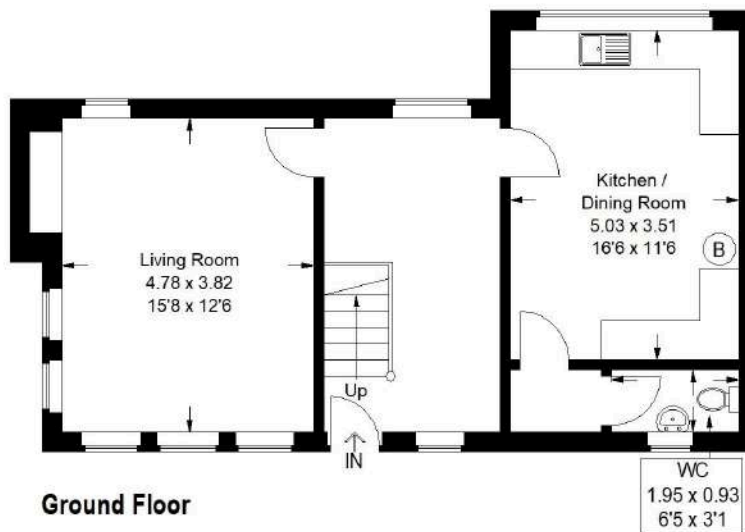


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	41 E	
21-38	F		
1-20	G		

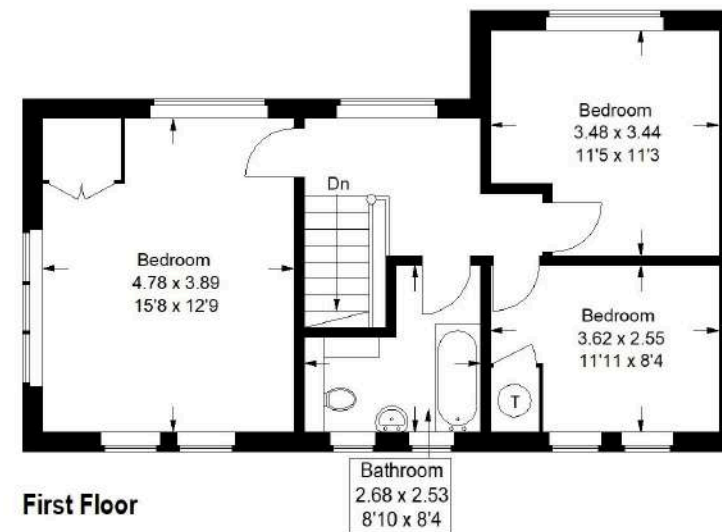


Outbuildings

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact



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