



5 PHILLIPS ACRE YARPOLE, LEOMINSTER HR6 0DA

£395,000
FREEHOLD

Situated in the sought after village of Yarpole to the North of Herefordshire, a fantastic Border Oak Cottage set within a small exclusive development offering the perfect family home or home for those looking to downsize. The village itself offers an active community with a village pub, a shop/cafe run within the local church, village hall and is surrounded by fantastic countryside walks. The nearby towns of Leominster & Ludlow offer a further and extensive range of amenities.

The property which is well presented throughout benefits from a fantastic ground floor extension and comprises three bedrooms to the first floor, one with en-suite and family bathroom. To the ground floor, a spacious reception hall, downstairs W/C, cosy sitting room and spacious open plan kitchen/dining/family room opening out onto the fantastic rear garden. The property also benefits from an allocated parking space, single garage and is being sold with the benefit of no onward chain.

**Flint
&
Cook**

5 PHILLIPS ACRE

- Sold with no onward chain! • Border Oak Cottage • Single garage, allocated parking and fantastic rear garden • Three bedrooms, one en-suite • Ideal home for families or those downsizing • Sought after village location



Ground floor

With wooden entrance door leading into the

Entrance hallway

With wood flooring, recess spotlights, fitted electric night storage heater, wall mounted fuse box, carpeted stairs leading up with useful understair storage cupboard and doors to

Downstairs W/C

With low flush w/c, wash hand basin, ceiling light point and window.

Sitting room

A beautiful light and airy sitting room with feature wood flooring, large exposed brick fireplace with feature wood burning stove and tiled hearth, exposed wooden beam, window to the front aspect and double glazed french doors out to the rear garden, four fitted wall lights and two picture lights, wood flooring and electric heater.

Kitchen/dining/family room

A beautifully presented extended kitchen/dining/family room with fitted wooden base units with work surface space over, ceramic 1 1/2 bowl sink and drainer unit with tiled splash back, five ring miele gas (lpg) hob with electric oven below and cooker hood over, under counter space for washing machine and dishwasher with space for a freestanding fridge/freezer, an additional fitted wooden work surface with fitted shelving below, two fitted wall cupboards, two ceiling light points, window to the front aspect, fitted night storage heater with picture light above, wood flooring with ample space for dining, a large opening proceeds into the fantastic oak extension with under floor heating, feature wood burning stove with tiled hearth, floor to ceiling picture

windows offering fantastic views across the rear garden and allowing for a flow of natural light, french doors opening out onto the rear patio. There is an abundance of fitted storage with shelving and cupboards. Feature exposed stone and ceiling light points.

First floor landing

With fitted carpet, electric heater, ceiling light point, window to the rear garden, loft hatch and doors leading into

Bedroom one with dressing area & en-suite

With feature wood flooring, electric panel heater, recess spotlights, feature beams, dual aspect windows to the front and to the rear with beautiful countryside views. A large opening provides access to the dressing area with recess spotlights, large built in storage cupboard, with half housing the hot water system and the other half offering a wardrobe space. A door then leads into the

En-suite shower room

Comprising fitted corner shower cubicle with electric shower over, glass sliding door and tiled surround, low flush w/c, pedestal wash hand basin with tiled splash back, feature wood flooring, velux window, recess spotlights, chrome heated towel rail and wall mounted mirrored storage cabinet.

Bedroom two

With feature wood flooring and exposed beams, electric panel heater, recess spotlights and window to the rear aspect with beautiful countryside views.

Bedroom three

With feature wood flooring and exposed beams, double built in wardrobe with sliding doors and additional single shelved storage cupboard, electric panel heater, recess spotlights and window to the front aspect.

Bathroom

Modern three piece white suite comprising bath with electric shower over and fully tiled surround, pedestal wash hand basin, low flush w/c, recess spotlights, and window to the front aspect.

Outside

The property is approached over a communal parking area where there is a designated space for no.5. Proceeding under the archway provides access to the single garage with opening doors. To the front of the property there is a shared pathway leading to a side access gate and additional gate leading to the rear of the property. There is a wooden gate which opens into a small courtyard area laid to stone for ease and low maintenance with an array of plants and shrubbery enclosed by fencing. To the rear there is a fantastic paved patio area perfect for entertaining with retaining wall and steps leading up to a stoned pathway leading to an additional seating area to the rear of the garden which provides glorious views to the open field and countryside beyond. The remainder of the garden is laid to lawn with an array of planted fruit trees. Two useful outside store cupboards, a useful home office with light and power and additional wood store.

Directions

From Hereford proceed on the A49 towards Leominster heading over Dinmore Hill, at the first roundabout take the second exit continuing onto the A49 and again at the next roundabout, at the third roundabout take the first exit left heading into Leominster proceeding over the train tracks and taking the right turning/2nd exit at the mini roundabout towards Luston on the B4361 and after approximately 2.5 miles bear left onto Yarpole Lane taking the right hand

turning at the T junction and then the left turning onto Green Lane. Proceed for approximately 0.2 miles and Phillips Acre is situated on the left hand side as indicated by the agents for sale sign.

What3words - relocated.hounded.circus

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Electric heating.

Tenure & Possession

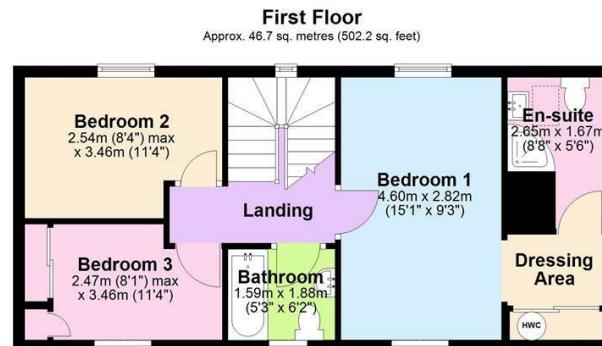
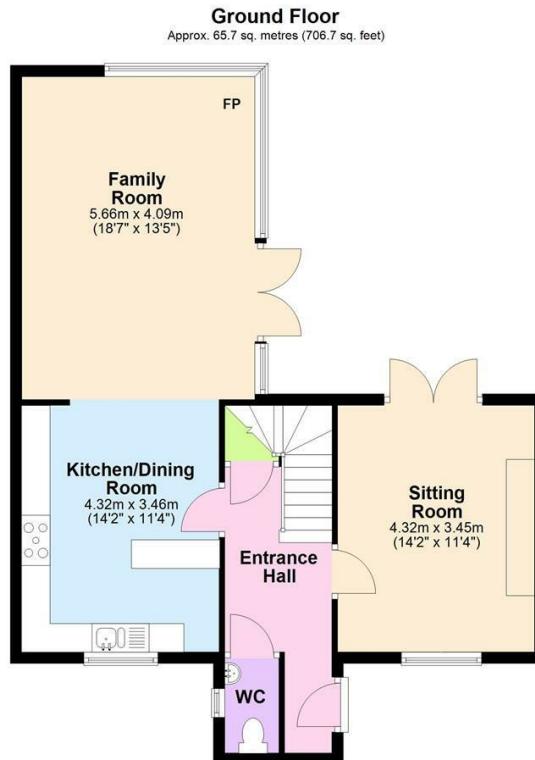
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 112.3 sq. metres (1208.9 sq. feet)

EPC Rating: D **Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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