



Yew Tree Cottage, Brinsop, Hereford, HR4 7AS
Price £350,000

Yew Tree Cottage Brinsop, Hereford

Offered for sale for the first time in 60 years. A Three bedroom detached house, In need of modernisation located in the popular residential village of Brinsop to the North of Hereford city.

The accommodation offers Three bedrooms to the first floor,ground floor two reception rooms, family bathroom in addition to a kitchen/breakfast room.

Other benefits of this lovely family home include fully double glazed, detached garage, large potting shed, 21 solar panels and Beautiful countryside views

VIEWING HIGHLY RECOMMENDED - CALL 01432-266007 TO MAKE YOUR APPOINTMENT

- No Upward Chain
- In Need of Renovation
- Three Bedrooms
- Downstairs Bathroom
- 2 Reception Rooms
- Extended Kitchen
- Gardens ,Surrounded by Fields
- 21 Solar Panels
- Double Glazed

Material Information
Price £350,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: D (63)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A	63 D	105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dimensions
Living room 12'01" x 11' 01"
Dining room 10'11" x 8' 10"
Kitchen 18' 03" x 8' 11"
Bathroom 8'02" x 6'11"
Bedroom 1 10'10" x 10'07"
Bedroom 2 10'11" x 10'05"
Bedroom 3 10'03" x 7'0"

Property Description
The property is entered either by an open porch with storage taking you straight into the Kitchen or double glazed porch to the front, tiled flooring and the main entrance door which opens into a spacious entrance hallway with all doors leading off to The kitchen/breakfast room has tiled flooring and double glazed windows to the front, side and rear, there is a range of wood wall and base units, worktop with a 1 bowl stainless steel sink unit, ESSE Oven and heat range. The lounge has two double glazed window to rear with a wood burner, the dining room has double glazed window to the rear. Ground floor bathroom, with a white suite, two double glazed window to the front.

Stairs rising to the first floor landing an Airing cupboard housing the hot and cold water tanks, two double glazed windows to front, doors leading to Bedrooms one Double glazed window to rear bedroom two Double glazed window to the rear and Bedroom Three having double glazed window to the front.

Garden & parking
Driveway for several cars, double open garage/workshop with 2 connected storage units(18'01 x 12' 03"/ 8'05" x 7'06"/ 7'06" x 3'02") , garden partial wrap around the property with beautiful views of the countrysides Bottom of the garden has a wooden shed (18'01" x 8' 08"), green house. And benefits from having 21 Solar panels in the and a separate, solar panel for heating the water

Services
Oil heating, electric with solar panels and water mains
Septic tank (soak away)

Location
Located between Credenhill approx 1.4 miles and 1.1 miles from Mansel Lacy which is a small village north west of Hereford, close to the A480 road, with a community hall in the church of St Michael and All Angels that dates from between the 11th and 13th centuries. There are shops and takeaways in Credenhill and Weobley which is located 5 miles away and also offers dentist and doctors. In the local area are Oakchurch farm shop and Wormsley golf course with the more comprehensive of Hereford a short distance away

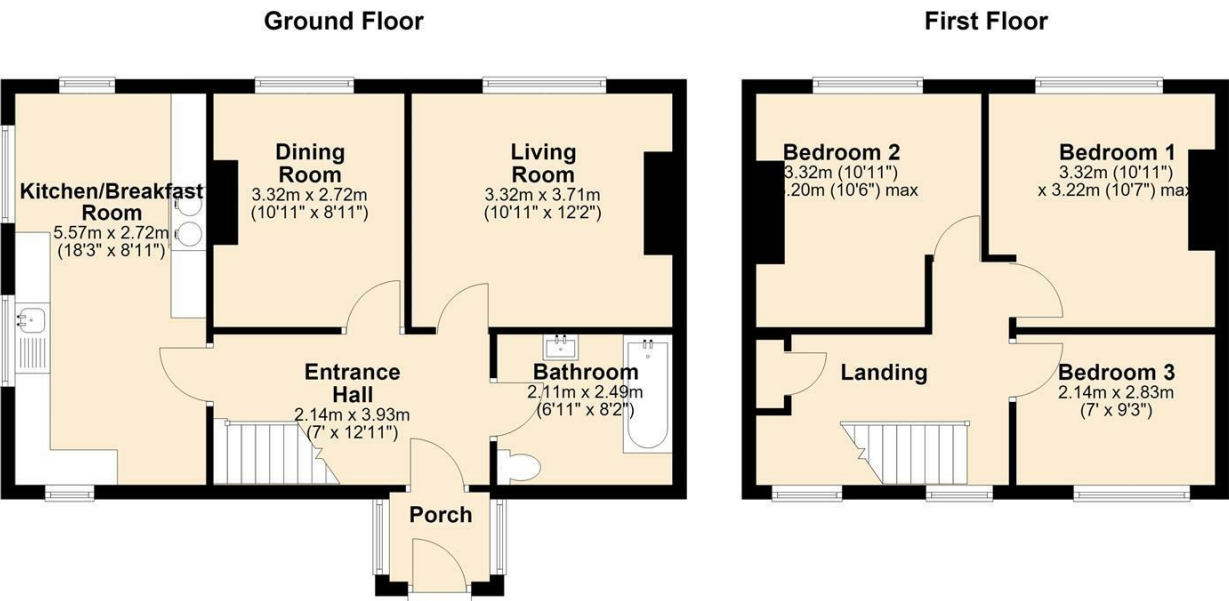
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Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 90.2 sq. metres (970.4 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
Leave Hereford on the A438 Kings Acre and turn right signposted Credenhill A480. Continue straight over the roundabout, through the village of Credenhill and after approx 1.4 miles lane to your left. The property is down the lane on the left What 3 Words. ///hardens.indoor.digesting

