



Horizons, Green Lane, Yarpole, HR6 0BJ
Price £400,000

Horizons Green Lane Yarpole

Occupying a prime location in a sought after Herefordshire village is this super bungalow. In lovely condition with the opportunity to update in time if desired. Well appointed with attached garage, additional garage, driveway parking for several vehicles, good sized private rear garden with well established allotment area. We highly recommend arranging a viewing to fully appreciate all that this lovely home has to offer.

- CHAIN FREE DETACHED BUNGALOW
- THREE BEDROOM
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- LIGHT AND BRIGHT THROUGHOUT
- GOOD SIZED, PRIVATE & SECURE REAR GARDEN
- ALLOTMENT AREA
- INTEGRATED GARAGE PLUS SECOND GARAGE
- DRIVEWAY PARKING
- SOUGHT AFTER VILLAGE LOCATION

Material Information

Price £400,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: E (54)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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



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.

Introduction

Horizons stands in good sized mature, enclosed gardens and offers well appointed accommodation to include entrance hallway, sitting room, kitchen/breakfast room, dining room/study, three bedrooms, family bathroom, attached garage, second garage and driveway parking for several vehicles.

Property Description

Entry begins into a bright and airy entrance hallway with room for decorative furniture. To the right is a welcoming sitting room of square proportion with dual aspect to the front and side of the property. The window to the front is deep giving a great view of the popular rural village where this home sits. Straight ahead of the entrance hall is a kitchen/breakfast room again with dual aspect allowing light to flood the room and connecting the home to its generously sized garden. The kitchen has a good array of wall and floor units with ample work top. There are waist height electric ovens, housing for a fridge/freezer, room for a breakfast table and chairs and a door that leads out into the private and well secured rear garden.

Back into the entrance hallway and to the left is a corridor that leads to a dining room/study, 3 storage cupboards, three bedrooms and a family bathroom.

The dining room has pleasant front aspect with generously sized window making this room light and airy. The room would lend itself to becoming a study/fourth bedroom or hobby space if otherwise desired.

Bedroom one is a good sized double with front aspect and mirrored fitted wardrobes. It benefits from having its own toilet and hand-basin facilities. Bedroom two is also a good sized double with louvred door storage and pleasant garden aspect. Bedroom three is a single bedroom currently set up as a study with views to the garden. The family bathroom is well lit by two windows and has a separate shower cubicle and bath, hand-basin and WC.

Garden

- The total plot is generous and divided into the following well established areas:
- * Front garden comprising: two lawned areas with mature shrubs and trees and dwarf walling with planted rockery feature. Stone steps rise to the front door.
 - * A paved patio area adjoins the property at the rear of the home and can be accessed from the kitchen/breakfast room. This is ideal for Summer entertainment. Steps lead to:
 - * A lawned area with mature borders of cottage type planting
 - * At the top of the garden is an area that is graveled and paved for allotment growing. A graveled path leads to a timber shed for associated storage.

Garage & Parking

There is driveway parking for several vehicles to the front of the property that leads to an attached (to the bungalow) garage. The attached garage is a really good size with personnel door leading to the rear garden. It houses the boiler and a tumble dryer, power, lighting and an electrically operated door. There is an additional stand alone garage with up and over door and an area adjoining for wheelie bin storage etc.

Services

- Mains water and drainage.
- Oil fired central heating
- Electricity pole in the front garden: rent paid by Electricity Company (£14 per year).
- Tenure: Freehold
- Herefordshire Council Tax Band E

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Openreach, Gigaclear
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

Yarpole is a popular North Herefordshire village located approximately 5 miles from Leominster and 8 miles from Ludlow. The village itself offers facilities including a shop/post office, church, thriving pub and parish hall that hosts a variety of social events. With its close proximity to Bircher Common, Croft Castle and Mortimer Forest it offers plenty of scenic leisure opportunities. Within easy reach are more extensive facilities to include national supermarkets, nursery, primary and secondary schooling with outstanding Ofsted reports, plus a good range of recreational facilities in Leominster or Ludlow.

What3words

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Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From Leominster proceed north on the B4361 signed Richards Castle. Continue through the village of Luston and shortly after leaving the village, turn left signed Yarpole. Continue to the end of the lane, turning right, and on entering Yarpole turn left into Green Lane. Continue on past The Bell pub and the property can be found on your right hand side.



