



2 St. Anthony Yarpole

On a small development of prestigious homes, set back from the village road and enjoying private road access we offer for sale number 2 St Anthony. Offering well designed, flexible accommodation and the chance to immerse its owners into a thriving community; we highly recommend arranging a viewing to fully appreciate all that this attractive home has to offer.

- MODERN HOME WITH CHARACTER
- SET IN THE SOUGHT' AFTER VILLAGE OF YARPOLE
- COMMUNITY CAFE, POST OFFICE, SHOP AND PUBLIC HOUSE
- THREE DOUBLE BEDROOMS,
- ADDITIONAL STUDIO/ HOBBY ROOM
- INTEGRAL DOUBLE GARAGE
- PRIVATE ACCESS LANE
- UNDER FLOOR HEATING

Material Information
Price £535,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: D (63)
For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Introduction
Situatued in the sought after village of Yarpole is this detached, modern home which has accommodation comprising; utility room, kitchen/dining room, sitting room, hobby room, porch, entrance hallway, cloakroom, three double bedrooms, one en-suite, family bathroom and loft access. In addition there is an integral double garage, driveway parking and a private rear garden.

Property Description
Entry begins into a porch that is ideal for the hanging of outdoor coats and hats. Beyond is an inner entrance hallway with oak flooring and underfloor heating that continues on into the sitting room to the right. The sitting room is a welcoming retreat with dual aspect, colonial style shutters to the windows and a feature fireplace with in-set wood-burner sat on a stone hearth. Just off the entrance hall is a cloakroom with WC and hand basin and to the left is a bright and airy kitchen/dining room with french doors leading out onto the private, rear garden. The kitchen has a range of modern wall and floor units which have been tastefully styled. There is a gas hob top with extractor hood over, electric oven and integrated fridge and freezer. The room also benefits from having: spot lighting in the main kitchen area, wall and pendant lighting in the dining area, tiled flooring with underfloor heating and room for a good sized dining table. Just off the kitchen is a utility room that links the home with the garage and hobby room above. The utility room has doors to both the front and the rear of the property, a range of wall and floor cupboards, work top, sink, housing for a washing machine and tumble dryer and several tall pantry/utility cupboards. Whether needing to hang outdoor clothing, store outdoor boots or come in from the garden with muddy pets, this room is an invaluable asset to any rural home. The integral double garage is also a useful asset to the property with: 'up and over' and electric door access, additional personnel door to the rear, lights, power and shelving. There is an internal door and staircase leading to a first floor hobby room with eave storage cupboards, radiator, two velux roof lights and a window with side aspect. Currently set up as a craft/hobby space, this room would lend itself to becoming a home office for those needing to work from home.

On the first floor are three bedrooms (master with en-suite), family bathroom, loft access and airing cupboard. The master bedroom is a generous size with dual aspect and room to create a dressing area. It has its own en-suite shower facilities with modern fittings. There is a shower cubicle, WC, hand basin with vanity housing, heated towel rail and velux roof light. Bedroom two is a double with rear aspect and is nestled amongst the eaves. Bedroom three is a double with front aspect and a built in storage cupboard. The family bathroom has a bath with shower over, WC, hand basin with vanity housing, heated towel rail and window out for added ventilation and light.

Garden, Garage & Parking
2 St Anthony has modern, 'country cottage' kerb appeal. A dwarf wall wraps the pretty front garden which features a lawned area interspersed with ornamental trees. A double garage sits behind a generous driveway and the rear garden can be accessed via two pedestrian gates at either side of the property. There is space for refuse bins and a useful wood store along the side path as well as a small garden shed. The rear garden is private, fenced and mainly laid to lawn with a patio seating area to enjoy the south-facing aspect as well as a couple of vegetable beds for the green-fingered. There is a raised timber decking area which overlooks a nearby stream and two gates that lead down to a further sloping section of the garden.

Services
Mains water, electric and drainage
LPG Heating
Wet system underfloor heating
Worcester Boiler (in airing cupboard on landing)
Maintenance Agreement in place for shared access driveway (four properties)
Boundary Hedge Trimming approximately £60 per year
Tenure: Freehold
Herefordshire Council Tax Band E

Broadband
The vendor has made us aware that Gigaclear is available in the area offering Ultra Fast 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 --Not available --Not available Unlikely
Networks in your area - Openreach
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
Number 2 St. Anthony is set in the heart of the popular village of Yarpole. The 13th Century St Leonard's Church incorporates a community owned shop, post office with banking facilities, concerts and exhibitions as well as a cafe, giving the village a thriving community hub. The local Public House, The Bell at Yarpole, is also community owned and hosts a very successful 'Quiz Night'. The National Trust owned Croft Castle and Bircher Common are set on the fringe of the village offering fantastic walking and visitor opportunities. The Market Towns of Leominster and Ludlow are close by to offer further amenities together with a train station. The larger Cathedral City of Hereford is located a little further to the South.

What3words
What3words:///arranges.offhand.written

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.

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.

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 don't turn off for Green Lane but continue on and St Anthony's can be found on your left hand side.

