



West Bank, Green Lane, Yarpole, HR6 0BJ  
Price £475,000

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LAND & NEW HOMES

# West Bank Green Lane Yarpole

CHAIN FREE - In a desirable non cul-de-sac position in the sought after village of Yarpole, we offer for sale this four bedroom detached home with garden overlooking fields, garage and parking. Sold with exciting scope for improvement; we highly recommend arranging a viewing to truly appreciate all that this super opportunity has to offer. CALL 01568 610310 TO ARRANGE.

- FOUR BEDROOM VILLAGE HOME
- SET IN THE SOUGHT AFTER VILLAGE OF YARPOLE
- COMMUNITY CAFE, POST OFFICE, SHOP AND PUBLIC HOUSE
- RURAL BACK DROP
- CHAIN FREE
- ATTACHED GARAGE
- DRIVEWAY PARKING
- WOULD BENEFIT FROM SOME UPDATING

## Material Information

Price £475,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: F

EPC: D (60)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

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



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Approximate total area<sup>(1)</sup>

1635 ft<sup>2</sup>

151.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

Situated in the sought after village of Yarpole is this detached home of red brick construction which has accommodation comprising; utility room, kitchen, dining room, sitting room, entrance hallway, cloakroom, four bedrooms, family bathroom and loft access. In addition there is an attached garage, driveway parking and a private rear garden overlooking fields.

## Property Description

Entry begins into a light and airy entrance hall with stairs to the first floor, under stair cupboard and a cloakroom with WC and hand basin. To the right is a spacious reception room with dual aspect and an open fire (there is space for a wood-burning stove) with stone surround. Sliding doors lead out onto a patio area framing rural views as the private, rear garden backs onto open fields. An internal set of double doors lead onto a second reception room that links to the kitchen. This would ideally make a formal dining room if desired or there may be potential to open up and create a kitchen/diner. The room benefits from having glorious countryside views from its rear aspect window and a hatch to the kitchen for serving food. The adjoining kitchen has a range of wall and floor units that could benefit from updating. There are integrated appliances which need replacing. Separate from the kitchen is a utility room with housing for a washing machine and tumble dryer, a sink unit and space for an additional fridge or freezer. There is also a door from the kitchen that leads out to the attached garage.

On the first floor is a galleried landing with loft access, storage cupboard and access to four bedrooms and a family bathroom. Bedroom one has rear aspect making the most of the home's rural setting. The room is a good sized double with in-built cupboard storage. Bedroom two is also a double with rear aspect and its own in-built storage cupboard. Bedroom three is a good sized double of square proportion. Next door is the family bathroom which is generously sized to include a four piece suite. The room could benefit from updating. Remaining on this floor is bedroom four which is a single with in-built storage cupboard and views to the front of the property. This room could lend itself to becoming a home office, dressing room or second bathroom if otherwise desired.

## Garden

The front garden is mainly laid to lawn with mature boundaries of hedging and fence paneling.

The rear garden is private and well secured with an enviable back drop of rural countryside. It is mainly laid to lawn with an area of patio to the rear of the property.

## Garaging & Parking

There is driveway parking to the front of the property for several vehicles. There is an attached garage with up and over door, power and lighting and the boiler is housed here.

## Services

Oil fired central heating and mains water and electricity.

Tenure: Freehold

Herefordshire Council Tax Band F

## 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 4 miles from Leominster and 6 miles from Ludlow. Local facilities include a shop/post office, church and public house. Within easy reach are more extensive facilities to include national supermarkets, nursery, primary and secondary schooling with outstanding Ofsted reports can be found, combined with 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 just before the entrance to Middleton Farm Camp Site.



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