

MAUNDS HOUSE

£675,000



“A beautiful house in a desirable village”

Yarpole, Herefordshire

Sat in the heart of the highly-desirable, popular village of Yarpole, Maunds House has been recently renovated and comes to the market with a fresh look: including a new kitchen, bathrooms, floors and joinery - yet retaining all of the building's original character.

- Newly refurbished
- Rich with character throughout
- New kitchen and bathrooms
- Wood burning stove
- Oak carport
- Manageable garden
- Sought-after village
- Walking distance to amenities



The property's highly-regarded developer (known for the nearby Mulberry Meadow development) has retained the property's character whilst creating a beautiful, efficient family home, in tune with the demands of modern living. The renovation includes new floors and joinery, new kitchen and bathrooms, as well as a sleek exterior update, including a beautiful oak porch and oak-framed carport.

The spacious, versatile layout on the ground floor begins at one side of the property with a new, stylish kitchen breakfast room, featuring a large centre island, fitted appliances, stone flooring and oak worktops: creating the kind of an aspirational country kitchen of which we all dream. Linking through directly is the first reception room, which would work well as a dining room, connecting directly to the kitchen. From here, the property leads around the main reception room: a warm space, replete with large feature fireplace and newly-installed Clearview wood burning stove around which the family can gather on cosy winter evenings. An attractive staircase leads up to the first floor.

To the other side of the property sits a convenient cloakroom and WC. A further downstairs room, with good, square proportions and ensuite could be used as the master bedroom or perhaps an office or craft room.

The first floor gallery landing has a beautiful, feature window overlooking the garden. Upstairs, there is a family bathroom, which has been newly updated with a stylish suite as well as three bedrooms, including one with an en suite shower room.

Outside: the approach leads up to a five-bar gate and gives an attractive view of the property across the gravelled driveway, which provides ample parking. There is an oak-framed carport for further parking and storage. For additional storage, there is a separate boiler room which sits to the side of the property and has its own access. The garden is a lovely size to enjoy, without requiring too much maintenance: a neat lawned area is screened screen by dwarf silver birch trees to provide a privacy border. There are mature shrubs, flower borders and a further lawned area.





Area: This sociable village thrives with both The Bell public house and The Church at its heart. The Church also houses the village shop and post office, which won the 2021 Regional Midlands Countryside Alliance Awards for best shop/ Post Office. And to top it off... the Gallery Café is only a short walk away from your doorstep – a great destination for an afternoon catch-up with friends and neighbours. The market towns of Leominster and Ludlow with their independent shops, cafés, restaurants, supermarkets, transport links and more are just a few miles drive away.

At a glance:

- Bedrooms: 4
- Tenure: Freehold
- Council Tax Band*: E (as empty), previously D
- Heating: Central heating; Oil
- Services: Mains electricity, water and drainage
- Service charges: Nil
- Covenants: None known
- Broadband: Yes**

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.