

# I MULBERRY MEADOW

£500,000



“Modern living in a rural setting”

Yarpole, Herefordshire

This delightful 3 bedroom property sits in a stunning new development of attractive, detached new builds situated just on the edge of the popular village of Yarpole - nestled between Leominster and Ludlow – and is perfect for the slice of country living that everybody craves.

- High quality build
- Off road parking
- Edge of village location
- Sought-after village
- Garage
- 3 bedrooms



**Area:** This sociable village thrives with both The Bell public house (which has been community-purchased) 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 Development:** The designs of the seven properties have been very carefully considered: earning their place in the surroundings by blending with the village's existing quality and style. Each individually conceived property sits centrally on its own plot and has its own garden, parking and garaging. The considerable investment in these properties is obvious - both in terms of the high quality raw materials and craftsmanship to the exemplary specified fixtures, fittings and finishes.

**The Property:** Occupying a south-west position on the development, Plot 1 has an attractive timber exterior, welcoming porch, wrap-around garden, ample driveway parking and its own garage. Inside, a central hallway leads to a sitting room with fireplace and French doors leading out to the garden. On the other side of the hallway lies the kitchen/ dining space. A downstairs cloakroom and useful utility room lie to the property rear. Upstairs, 3 bedrooms (one en suite) and a family bathroom are all accessed off a central landing.

**The Developer:** Staples UK Holdings is a national developer, based locally in the nearby Herefordshire village of Eardisland, committed to delivering high quality, beautiful homes. With a proven pedigree in the construction industry, the team behind the company have delivered a wide range of projects for companies as diverse as Amazon, Lidl, Aldi and Netflix as well as beautiful oak-framed buildings and homes of national renown.



Floorplan and directions 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.

