

7 MULBERRY MEADOW

£675,000

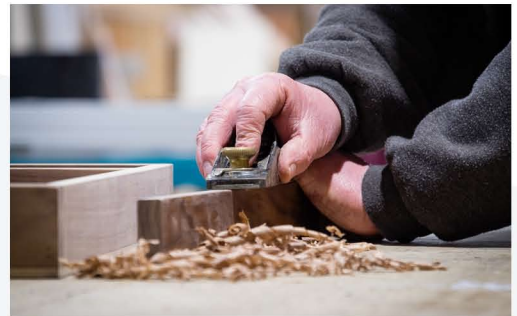


“A hugely impressive new home in the country”

Yarpole, Herefordshire

This impressive 4 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
- Large-scale rooms
- Sought-after village
- Double garage
- Great design



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: With an impressive façade featuring traditional stonework, timber, boarding and clay tiles, the largest building on the development is sure to catch the eye. A large driveway sweeps to the front of the property and leads to the double garage with the garden wrapping around the side and rear. A pretty timber porch leads you inside to the large, central hallway. From here, you access a study as well as the large sitting room with a feature fireplace and doors leading to the rear garden. To the other side of the hallway you access the mother of all kitchen/ dining/ living areas... a huge, open-plan space giving great sight-lines across the entire width of the building, through the external, glazed doors to the garden beyond. A utility room and downstairs cloakroom are accessed to one side of the kitchen. Upstairs, two bedrooms and a family bathroom lie to one side of the galleried landing; to the other side lie a further, large bedroom with built-in wardrobes and the master bedroom suite: also with fitted wardrobe and large en suite.

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.

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.

