

2 ST ANTHONY

£600,000



“A lovely family home in a popular village”

Yarpole, Herefordshire

This characterful, 3-bed home with double garage, parking and studio is located in the heart of beautiful Yarpole, on a small development of prestigious homes with no passing traffic: an ideal spot in which to enjoy village life in the heart of this friendly, thriving community.

- Three bedrooms
- Sought-after village
- Modern property with character
- Homely feel
- Additional studio/ craft room
- Wood burning stove
- Peaceful location with in the village
- Double garage



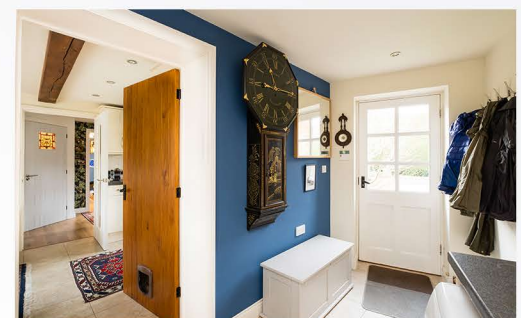
An attractive property, 2 St Anthony is approached via a private access lane and benefits from a large driveway, providing plenty of parking. From here, a pathway leads to the front access doors: one, a convenient entrance to the utility room and garage, and the second door, the main property entrance through a pretty enclosed porch. This is a useful space to kick off boots, hang coats and through which you enter into the main hallway in the centre of the home. To one side, a door leads into the large living room: this inviting space spans the full width of the property and has a brick feature fireplace and metal lintel, housing a cosy wood burning stove. Windows overlook both the front and rear gardens.

The central hallway has stairs leading to the first floor and benefits from a convenient cloakroom. A doorway leads through to the kitchen/ dining area, a homely space in which the family can gather at mealtimes; there is plenty of room for a dining table and a set of French doors lead out to the garden. The kitchen is comprised of light, elegant floor and wall cabinets, has a built-in fridge freezer as well as a built-in oven and gas hobs with overhead extractor fan. The kitchen is linked to a large utility area with more matching cabinets and cupboards and space to house all of the home's white goods. Doors lead out to the front and rear of the property.

A side door links the utility with the integral double garage. A further door and stairs lead up to the above-garage studio/ craft room. This great space could have multiple uses including a craft room, yoga studio or home office.

Upstairs in the main property, there is a family bathroom with an attractive suite and three bedrooms; the master bedroom is large enough for a dedicated dressing area and benefits from an ensuite shower room.

Outside: A dwarf wall wraps the pretty front garden which features a lawn area and ornamental trees. A double garage sits behind an ample 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 passageway 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 leads down to a further sloping section of the garden.





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:	3 plus studio
Tenure:	Freehold
Council Tax Band*:	E
Heating:	LPG
Services:	Mains water, electricity, drainage
Service charges:	Maintenance of shared access drive
Covenants:	None known
Broadband:	Yes

* correct as of instruction date



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.