

GREEN ACRES

£475,000



“A great, detached bungalow in a sought-after village”

Yarpole, Herefordshire

Sat in the heart of Yarpole - one of Herefordshire's most sought-after villages - this superb, detached bungalow offers light and airy, versatile accommodation surrounded by a private, cottage-style garden, two garages and plenty of parking.

- Detached bungalow
- Private, wrap-around cottage gardens
- Superb loft space
- Sought-after village
- Two garages
- Room to extend, if required
- Spacious living accommodation
- No chain



Green Acres is approached via an attractive five-bar gate on to the driveway, this is flanked by trees and flower borders up to the front door. Here, enter the property through a pretty, glazed porch which, in turn, leads into the main hallway, connecting all the bungalow's accommodation: with the living quarters to one side and the bedrooms and bathrooms to the other.

The kitchen/ diner has plenty of room for a table and chairs around which the family can gather at mealtimes. There are fitted base and wall-mounted cabinets providing ample storage and there is also plenty of counter-top space for preparing food as well as a waist-height oven and electric hob. Directly accessing the kitchen is a useful utility-cum-boot room: the perfect space for housing all of the home's white goods or for kicking off your boots after a day in the garden or walking in the surrounding countryside.

The light and airy living room sits to the rear and features wooden flooring and a Clearview wood burning stove, a lovely warm addition to the home during the winter. An additional reception room (second sitting room, reading room or dining room) is directly accessed via a set of glazed double doors: this room is equally light and has a further set of double doors which open to the patio area outside. Here, there is also access to a substantial loft room: currently boarded with electricity and Velux windows this space is currently used for storage but offers a great opportunity to extend to provide an additional bedroom, office space, craft room or gym, subject to any necessary approval.



To the other side of the property, the large master bedroom has an en suite shower room, built-in storage cupboards and a pretty picture window overlooking the rear garden. There are two further bedrooms overlooking the front garden and a family bathroom with separate shower cubical.

Outside: The gardens sweep around the property with pretty cottage-style flower borders, manicured lawns and mature trees and shrubs. Privacy is assured with a large hedge that envelopes the entire plot. A patio seating area sits directly to the rear, a lovely, south-facing spot to enjoy a summer barbecue or soak up the sun. To the front, there is a large driveway which provides plenty of off-road parking. Finally, Green Acres benefits from two garages - one detached and one attached to the property - great for storage, a workshop, tinkering with cars or even an outdoor gym space.





Area: The sociable village of Yarpole 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 are just a few miles’ drive away and provide shops, amenities and transport hubs.

At a glance:

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|--------------------|---------------------------------------|
| Bedrooms: | 3 |
| Tenure: | Freehold |
| Council Tax Band*: | E |
| Heating: | Central heating; Oil |
| Services: | Mains water, electricity and drainage |
| Service charges: | Nil |
| Covenants: | None known |
| Broadband: | Yes** (Fibre available) |

* correct as of instruction date | ** Source: BT



EPC and floor plan available on the website.

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