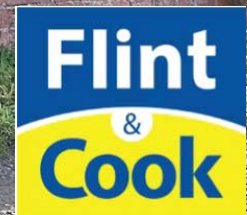




Yew Tree House

Kingstone, Hereford
HR2 9EZ



Yew Tree House, Kingstone, Hereford HR2 9EZ

Situated in this popular village location, a beautifully presented Georgian style character property dating back to the 17th Century approximately 6 miles southwest of the Cathedral City of Hereford.

Within the village, there is a public house, doctors' surgery, shop, church, nursery school, primary and secondary schools and two bus services.

The property has the added benefit of 3 bedrooms, 2 bathrooms, 2 reception rooms, gas central heating, plenty of character and attractive gardens and we strongly recommend internal inspection.

The whole is more particularly described as follows:-

Ground floor

Entrance door into the

Entrance Hallway

Flagstone flooring, radiator, wall lights and leading on into the

Inner Hallway

Radiator, 2 single glazed windows, understairs storage cupboard, characterful beams, flagstone flooring, character stairs leading up, central heating thermostat and doors to

Sitting Room

Fitted carpet, single glazed sash window to the front aspect, radiator and a Victorian style cast iron open fireplace.

Dining Room

With sash window to the front, fire surround with fitted cupboards to either side, radiator and fitted carpet.

Kitchen

Flagstone flooring, fitted wall and base units, ample worksurfaces, Butler sink, under-counter space for fridge, pantry-style cupboard with fitted shelving, radiator, 3 windows and recess for Range style cooker.

First floor

Landing

Fitted carpet, smoke alarm, loft hatch and doors to the

Master Bedroom

Fitted carpet, radiator, sash window to the front aspect with views towards Herefordshire countryside, two built-in double wardrobes and door to the **En-suite Shower Room** with double width shower cubicle with electric shower over, pedestal wash hand-basin, low level WC (Saniflo plumbing), heated towel rail, single glazed sash window and tiled floor.

Bedroom 2

Fitted carpet, 2 single glazed windows, small built-in wardrobe, airing cupboard with fitted shelves, radiator and feature fireplace.

Bedroom 3

Fitted carpet, radiator, sash window to front and built-in double wardrobe.

Bathroom

Suite comprising panelled bath, pedestal wash hand-basin and low level WC, radiator, single glazed windows to the rear and side and wood effect tiled floor.

Outside

The property has a beautifully landscaped wrap-around garden. To the front the property is approached via wrought iron railings and a pedestrian gate, flanked by two shaped yew trees, the path leads to the front door. The attractive gardens include a gravelled area with raised beds, mature hedges, trees, shrubs and a large area of lawn. The property also benefits from a DOUBLE GARAGE with 1 currently being used as a utility space with Belfast sink, plumbing and space for a washing machine and tumble dryer and the 2nd larger garage being used as a workshop.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2023/24 £2665.67
Water and drainage - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed out of Hereford City on the Abergavenny Road, just past Belmont Abbey take right turn (signposted Clehonger) B4349 and continue driving through Clehonger village, fork left towards Kingstone, staying on the B4349 just past the signpost for Kingstone turn left. Continue past sports playing fields (on right) staying on road heading towards the church. Keep going past the church around the corner and the property will be found immediately on left as indicated by the Agent's FOR SALE board. **What3wordsnewsreel.overlook.poem**



Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening hours

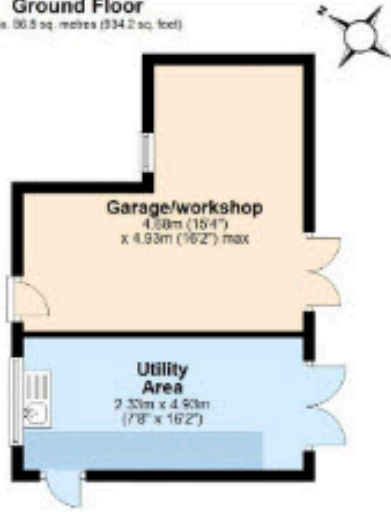
Monday - Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 2.00 pm

DR FC008428 September 2023 (1)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Ground Floor
Approx. 86.8 sq. metres (934.2 sq. feet)



First Floor
Approx. 59.1 sq. metres (636.5 sq. feet)



Total area: approx. 145.9 sq. metres (1570.5 sq. feet)

This plan is for illustrative purposes only
Plans produced using Planitip

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.