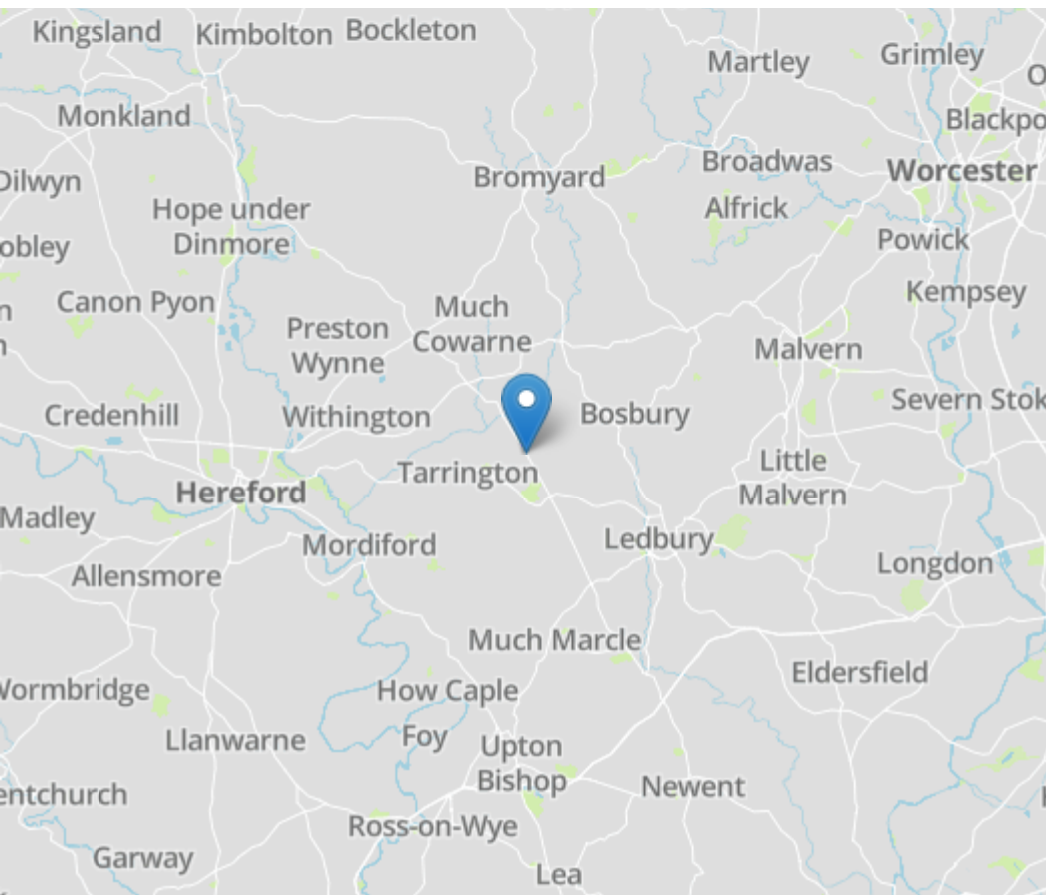




## DIRECTIONS

From Ledbury proceed on the A438 Hereford Road, at the Trumpet traffic lights turn right onto the A417, upon reaching the village of Ashperton the property can be found on the left hand side just past the Primary School as indicated by the For Sale board.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

Mains electricity, water and drainage, oil fire central heating.

### Outgoings

Council Tax: Band E

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	A	76		
(81-91)				
(69-80)	B	52		
(55-68)				
(39-54)	C			
(21-38)				
(1-20)	D			
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

## Yew Tree Cottage, Ashperton Ledbury HR8 2SA £485,000



- Set in a popular village location. • A deceptively spacious detached cottage. • Wealth of Character Features Throughout.
- Three/Four Double Bedrooms. • Private Enclosed Garden. • Double Garage. • Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177





## Yew Tree Cottage

### Situation and Description

Yew Tree Cottage is situated within the popular village of Ashpeton with easy access to both Ledbury and Hereford. The property offers spacious accommodation with a wealth of character features throughout to include, kitchen, utility, lounge/dining room, three/four double bedrooms including a vast master bedroom with ensuite, two bathrooms, garden room, private enclosed garden, double garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, double doors to Storage Cupboard. Doors to:

#### Reception Room/Bedroom

9' 9" x 11' 9" (2.97m x 3.58m) with window to front, radiator, power points.

#### Bedroom

12' 2" x 15' 6" (3.71m x 4.72m) with window to front, radiator, power points ceiling spot lights. Door to:

#### En-Suite

with window to side, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, shaver point, ladder style radiator.

#### Garden/Play Room

17' 9" x 5' 2" (5.41m x 1.57m) with two windows and double doors to rear, radiator, power points, ceiling spot lights.

#### Family Bathroom

with window to rear, freestanding bath, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, backlit mirror.

#### Utility/Boot Room

9' 2" x 5' 2" (2.79m x 1.57m) with window and door to rear, tiled flooring, power points.

#### Kitchen

10' 4" x 8' 11" (3.15m x 2.72m) with window to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for electric cooker with extractor hood over, eye level wall cupboards, tiled splashbacks, space for washing machine, power points, tiled flooring opening to Pantry cupboard with shelving.

#### Lounge Area

12' 7" x 12' 9" (3.84m x 3.89m) with window to front, feature original fire place with inset wood burning stove, stone surround and hearth and a feature glass fronted storage cupboard, a wealth of feature wall and ceiling beams, radiator, power points, T.V point, stairs to first floor.

#### Dining Area

6' 1" x 12' 9" (1.85m x 3.89m) with window to side, feature fireplace with brick surround, radiator,

power points, feature wall and ceiling beams.

### First Floor

#### Landing

with double doors to Storage Cupboard, wall and ceiling beams, doors to:

#### Bedroom/Study

6' 9" x 8' 6" (2.06m x 2.59m) with window to side and Velux, feature wall and ceiling beams, ceiling spot lights. Doors to:

#### Shower Room

with window to front, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, ceiling spot lights, extractor fan, wall beams.

#### Bedroom

11' 4" x 8' 6" (3.45m x 2.59m) with window to rear, radiator, power points, original wooden floor, feature wall and ceiling beams.

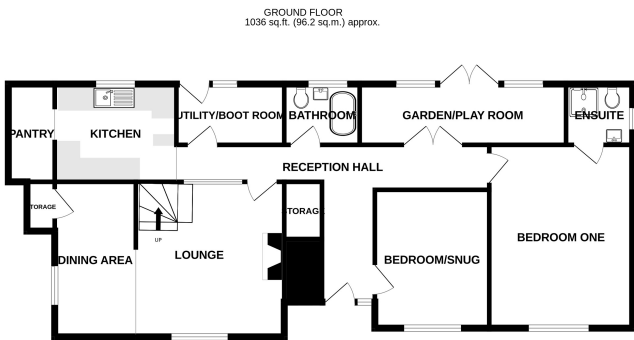
### Outside

#### Approached

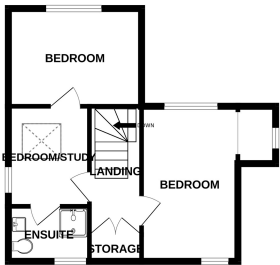
The property is approached via wooden five bar gate leading to a good sized private gravelled parking area with space for a number of cars, a path gives access to the front door.

#### Double Garage

with up and over door, power and light connected.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1402 sq.ft. (130.2 sq.m.) approx.  
Made with Metropix ©2024

### Garden

The garden can be accessed via a wooden side gate and comprises a delightful decked seating area with path having raised beds and steps leading to a raised lawn with inset trees. The garden is bound on all sides by mature hedging and fences.



### At a glance...

#### ✔ Bedroom/Sitting Room

9'9 x 11'9 (2.97m x 3.58m)

#### ✔ Bedroom One

12'2 x 15'6 (3.71m x 4.72m)

#### ✔ Garden/Playroom

17'9 x 5'2 (5.41m x 1.57m)

#### ✔ Utility/Boot Room

9'2 x 5'2 (2.79m x 1.57m)

#### ✔ Kitchen

10'4 x 8'11 (3.15m x 2.72m)

#### ✔ Lounge Area

12'7 x 12'9 (3.84m x 3.89m)

#### ✔ Dining Area

6'1 x 12'9 (1.58m x 3.89m)

#### ✔ Bedroom/Study

6'9 x 8'6 (2.06m x 2.59m)

#### ✔ Bedroom

11'4 x 8'6 (3.45m x 2.59m)

### And there's more...

- ✔ Detached Cottage.
- ✔ Deceptively Spacious.
- ✔ Three/Four Bedrooms.
- ✔ Wealth of Character Features Throughout.
- ✔ Enclosed Garden.
- ✔ Double Garage.
- ✔ Ample Off Road Parking.