



Bramleigh , Yarpole, Leominster, Herefordshire HR6 0BA

A Charming Detached 3/4 Bed, Extended Village Bungalow

Offers Over £485,000



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Yarpole
Leominster
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LOCATION

Bramleigh is set in the heart of the village of Yarpole, which includes the 13th Century St Leonards Church which incorporates the community owned shop, Post Office with banking facilities, concerts and exhibitions as well as a cafe, providing a true sense of village life and community hub. The village hall is set not far from the centre. The local public house, The Bell Inn, is also community owned and recently undergone refurbishment. The National Trust owned Croft Castle and Bircher Common are set on the fringe of the Village, with the market towns of Leominster and Ludlow close to hand for a good range of everyday amenities, together with train station. The larger Cathedral City of Hereford is located a little further to the south.

BRIEF DESCRIPTION

This delightful, extended detached bungalow benefits from oil fired centrally heated accommodation and is set in the heart of this idyllic village. The front door opens to a good sized Enclosed Porch with windows overlooking the front garden, with a further door leading through to the main Reception Hallway with ceiling light, panelled radiator and useful cloaks cupboard and separate airing cupboard. A door opens to the Family Living Room with large window to the front elevation, central ceiling light, panelled radiator and forming a lovely feature to the room is an ornate fireplace with inset wood burning stove with an attractive surround and mantel above. From the Reception Hallway a larger Inner Hallway provides access to all other rooms and also has the access to the loft. The Kitchen Breakfast Room offers a comprehensive range of modern base and wall units with wood effect work surfaces with inset sink and tiles splash backs. There are appliances to include a newly installed electric hob, separate electric oven and grill at easy height and integrated fridge freezer and dishwasher. There are ceiling spot lights, space for breakfast table and window through to the conservatory to the rear. There is a door to an enclosed side passage which provides separate access to the front elevation, personal door to the attached garage/workshop and a further door to the conservatory addition to the rear. The Conservatory has modern double glazed windows overlooking the private rear gardens with doors leading out to the same and provides a lovely day room.

From the Inner Hallway further doors lead off to the Principal Bedroom with window to the front elevation, ceiling light, panelled radiator and fitted wardrobe cupboards to the one wall. Bedroom 2 has a window to the rear elevation, ceiling light, panelled radiator and is currently used as a formal Dining Room. Bedroom 3 provides a lovely guest room with a window to the front elevation, ceiling light, panelled radiator and fitted storage cupboard. Bedroom 4 is located to the rear and is utilised as a home office/study with a window overlooking the garden with ceiling light and panelled radiator. The Family Bathroom is a

- Located In The Heart Of The Idyllic, Rural North Herefordshire Village Of Yarpole
- A Substantial, Extended Detached Bungalow Offering Flexible 3/4 Bed Accommodation
- Benefiting From A Modern, Well Fitted Kitchen & Conservatory Addition To The Rear
- Pleasant Mature Gardens, Large Garage/Workshop & Ample Driveway Parking

generous room with corner bath, low flush w/c, hand wash basin with cupboard below, ceiling lighting, panelled radiator and separate electric towel radiator and window to the rear elevation. There is a separate Shower Room with a walking in shower, with electric shower over, low flush w/c, hand wash basin, ceiling and wall lighting, radiator and separate electric towel radiator and window to the rear elevation.

OUTSIDE

The property is approached by a gated driveway which sweeps across the front elevation and provides ample off road parking with a pleasant lawned front garden which is bordered by mature shrubs and hedging providing privacy. To the side of the property is an attached Garage/Workshop with electric up and over door and has been extended to the rear measuring 36'0 x 10'0 (10.97m x 3.05m) with power and lighting fitted, space and plumbing for washing machine, Belfast style sink and house in here is the oil fired central heating boiler. The garage open out to a good workshop space to the rear with access into the private rear garden.

The rear gardens form a lovely feature to the property being a good size and laid principally to lawn with a wealth of well stocked floral and shrub borders and ornamental trees with a useful lean-to garden store to the one side of the bungalow.

SERVICES

Mains Electricity, Water & Drainage.
Oil fired Central heating.
Telephone (subject to British Telecom regulations).

OUTGOINGS

Council Tax Band: D

TENURE - FREEHOLD

LOCAL AUTHORITY

The Herefordshire Council - 01432 260000

VIEWING

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each

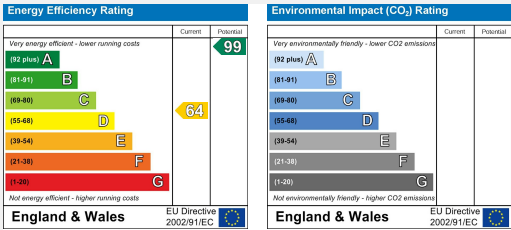






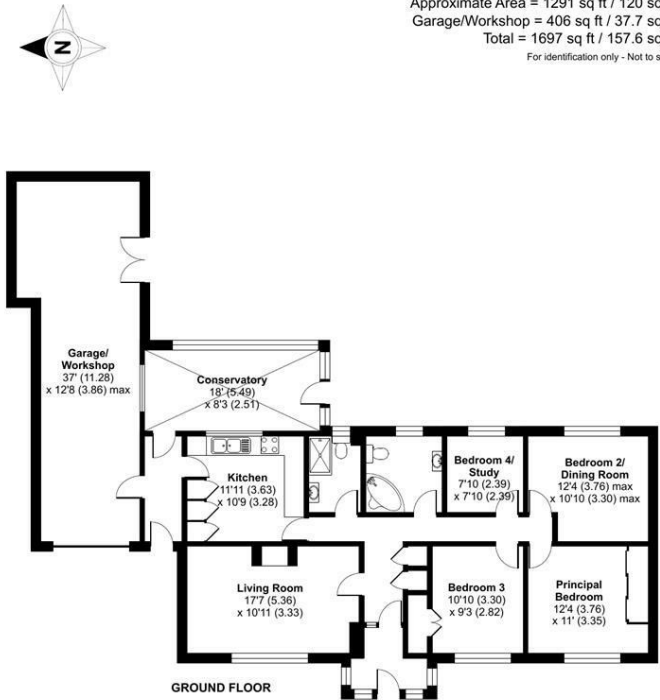
of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



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Approximate Area = 1291 sq ft / 120 sq m
 Garage/Workshop = 406 sq ft / 37.7 sq m
 Total = 1697 sq ft / 157.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Jackson Property. REF: 834027

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