



SAMUEL WOOD

The Cowshed Yarpole, Leominster, Herefordshire, HR6 0BB

Offers Based On £475,000



The Cowshed

Yarpole, Leominster, Herefordshire, HR6 0BB



- Large single storey converted barn
- Popular village location
- Enclosed Garden Areas
- 4 Bedrooms, 4 En-suite's
- Large frontage providing extensive parking

The Cowshed is a large attached 4 bedroom, 4 bathroom single storey barn located in the village of Yarpole which is a well-respected and serviced North Herefordshire village. Outside there is a courtyard to the frontage and enclosed rear garden. Viewing is advised.



Yarpole has a good range of facilities to include a community shop, pub, church, village hall and an active community. A larger range of facilities can be found in the North Herefordshire town of Leominster whilst historic Ludlow is equally accessible.

Stable door opens into a

Large Living Room with Kitchen

Full of character with high ceiling exposed timbered features, lovely light room with window to frontage, 2 further windows to rear and double opening doors into the garden. The kitchen area is fitted with a range of matching units with heat resistant work surfaces and tiled splashbacks, stainless steel sink unit, range cooker, space and plumbing for a washing machine and an integrated fridge/freezer.

Rear Hallway

Again full of character with exposed timber trusses, 2 double glazed up and over roof windows, door into airing cupboard housing the hot water cylinder with further cupboard above door to

Rear Porch

Having door out onto rear garden.

Bedroom 1

Having window to frontage, exposed timbered features, large fitted wardrobe with double opening doors.



En-suite 1

Having 2 windows to rear elevation and a suite in white of wc, pedestal wash hand basin and panelled bath with shower over and shower screen. Door then into a

Boiler Room

With door to outside, housed in here is the oil fired boiler which heats domestic hot water and radiators and small access into roof space.

Bedroom 2

Then has window to frontage, high ceilings, exposed timbered features, double opening doors into wardrobe cupboard.

En-suite 2

Having window to frontage, suite in white of wc, pedestal wash hand basin and shower cubicle with shower fitted.

Bedroom 3

Has window to frontage, high ceilings with exposed timber trusses and fitted wardrobe.

En-suite 3

Having suite in white of wc, pedestal wash hand basin and corner shower cubicle.

Bedroom 4

Has window to rear elevation, high ceilings, exposed timber features and fitted wardrobe cupboard

En-suite 4

With window to frontage, exposed timbered feature and a suite in white of wc, pedestal wash hand basin, panelled bath with shower screen and shower over.

Outside

The property has a large front courtyard which provides excellent parking. The rear garden with the property is enclosed by high board fencing, there are areas of lawn and a large paved seating area.

Services

Mains water, shared private drainage, oil fired heating to radiators, windows are double glazed, telephone to BT telecom regulations.

Agents Note

1. The property suffered a flash flood in 2020, however since then some improvements have been carried out and flood defenses installed on the doorways.
2. The land to the rear of the property has planning permission for residential development and when this is developed part of the condition of the planning is that the cowshed will need to go onto that drainage system.
3. The property is attached to an unconverted barn with previous planning permission for residential development

Tenure

The property is freehold





Local Authority

Herefordshire Council

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

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Directions

Into the village from the Ludlow direction past the Church turning immediately left and follow the lane into the courtyard right at the bottom.







Floor Plans



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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