



YEW TREE HOUSE
Kingstone HR2 9EZ



A picturesque and delightful small village house nestled next to the church, on the edge of a popular and well serviced Herefordshire village.

Guide Price £445,000



Situation and Description

Adjoining the village church, Yew Tree House is well situated on the edge of this very popular village, which offers a range of facilities, with an excellent medical centre, village stores and post office, local pub, primary and secondary schools and a popular creche. There are regular bus services to Hereford which offer more extensive facilities and there some fantastic walks in the local area.

Originally a smaller half-timbered cottage, an early Victorian extension was added to the front creating two lovely reception rooms with high ceilings, with similar bedrooms on the first floor, both enjoying lovely south westerly views over parts of the village to countryside beyond. Ideal for a couple or small family, this lovely house offers lots of character throughout and offers light and comfortable space which benefits from gas fired central heating, and a well-appointed kitchen.



On arrival, a wrought iron gate and path lead to the front door which opens into a welcoming entrance hall with flagstone floor, radiator and central heating thermostat. On either side of the hall are the two main reception rooms, both with sash windows to the front, fitted carpets, radiators and picture rails. In the dining room a decorative fireplace has useful fitted cupboards and shelving on either side of a former fireplace and in the sitting room a working fireplace is ideal for winter evenings. The entrance hall then opens out to a larger rear hall, again with a flagstone floor and has a window to one side. The kitchen/breakfast room has plenty of useful cupboard space, along with wooden working surfaces, a deep fill sink, gas fired central heating boiler and recess with Belling range style cooker and direct access to outside.

From the rear hall a fully carpeted staircase then leads up to the first floor, where there are three individual double bedrooms, all with fitted wardrobes or cupboards. The master bedroom enjoys far reaching views over the village to farmland beyond and has an ensuite shower room also with a window to the front, wash basin and a Saniflow WC. The other two bedrooms are then supported by a family bathroom with windows on two sides.



Outside

Yew Tree House is well situated and adjoins the pretty village church at the rear. Enclosed on all sides by a mixture of walling, Laurel hedging and wrought iron fencing at the front, they compliment the house very well and are well stocked with a variety of trees and shrubs. A pathway leads around the house where there are lavender beds to one side and Wisteria climbing the front of the house. In the main, the gardens are laid to lawn, and in one corner there is a smaller space for vegetables or soft fruit.

At the rear of the house a very useful detached workshop and former garage provide additional space for hobbies and outdoor equipment etc. Divided into two separate spaces they include a useful utility space with deep fill sink and plumbing for an automatic washing machine and have two sets of double doors to the front.

Services and Considerations

Mains electricity, gas, water and drainage are all connected.
Tenure is freehold with vacant possession upon completion.
Council Tax Band E
EPC E 41/81
Mobile coverage 4G
Broadband TalkTalk

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

Directions

What3Words [///newsreel.overlook.poem](https://www.what3words.com/newsreel/overlook/poem)

From Hereford take the A465 to Abergavenny and continue for 5 miles into Allensmore. At Locks Garage turn right onto the B4348 to Hay on Wye, Peterchurch, Kingstone and Thruxton. Continue for 2.7 miles and on entering the village turn right towards the church, and Yew Tree House will be straight ahead of you.



Hallway / Kitchen/breakfast room / Dining Room and Sitting Room



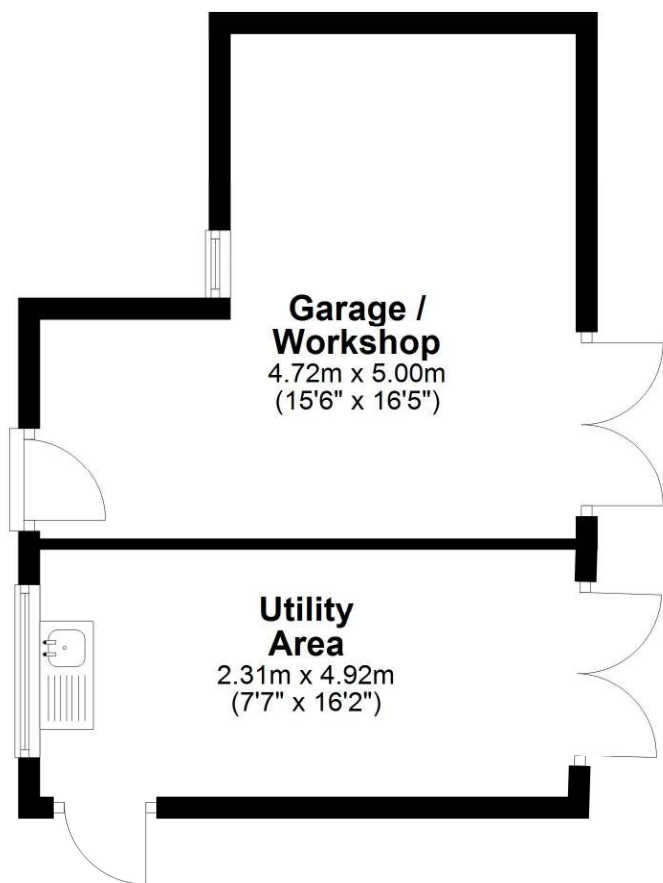




Bedrooms with supporting bathroom and en-suite



Outside

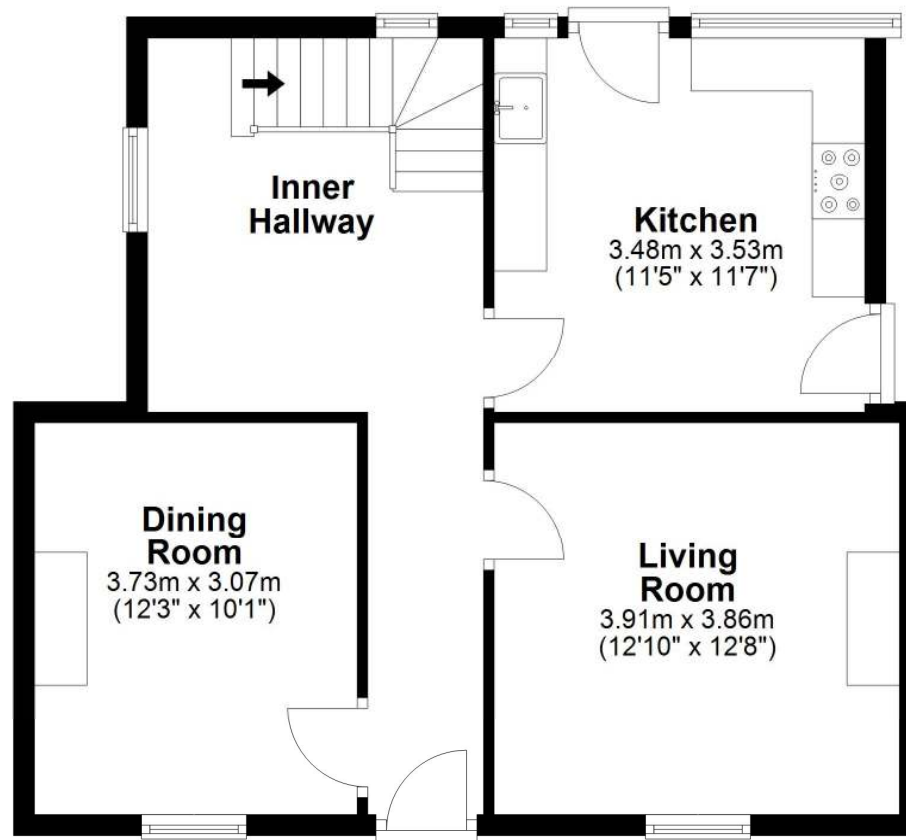


Total area: approx. 30.9 sq. metres (332.2 sq. feet)

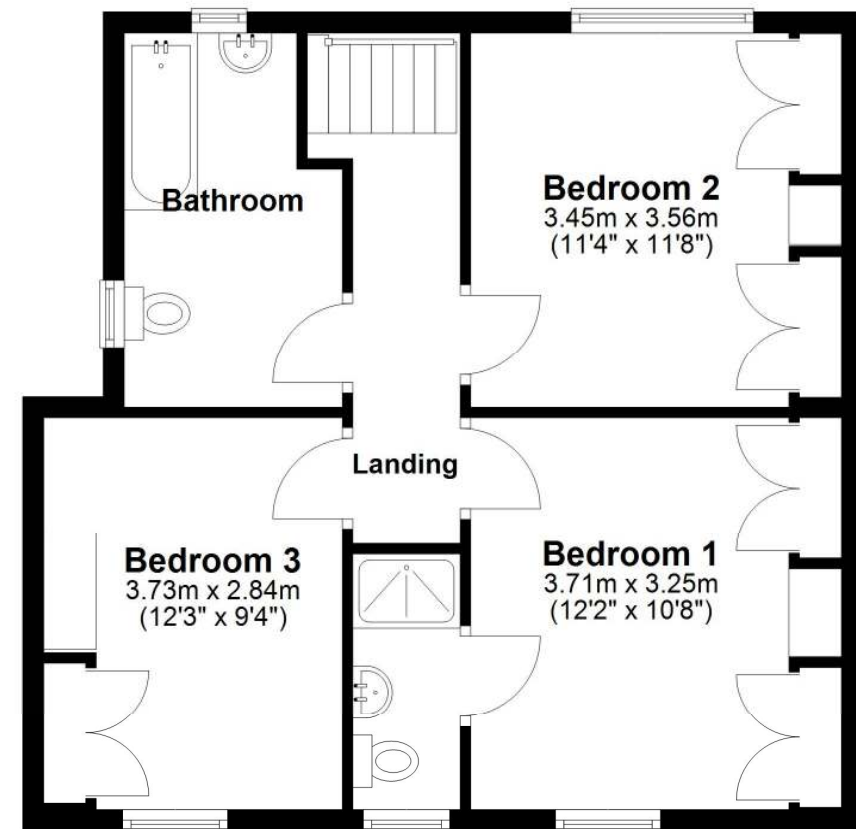
Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.



Ground Floor



First Floor



Total area: approx. 107.2 sq. metres (1153.4 sq. feet)

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