



Yew Tree House

Dormington, Herefordshire

An attractive double-fronted cottage with self-contained one bedroom annexe

A detached, sensitively-modernised and extended family home featuring attractive accommodation, including a contemporary kitchen/breakfast room. It also benefits from a detached double garage with a first-floor annexe. Set in a beautiful rural village location, the property offers picturesque views over hop fields, belying its proximity to local village and city centre amenities



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE WITH 1 BEDROOM ANNEXE



1/2 ACRE



FREEHOLD



RURAL/VILLAGE



2.032 SQ FT



GUIDE PRICE £575,000



The property

Yew Tree House is an attractive red-brick, three-bedroom detached property offering light-filled and flexible accommodation arranged over two floors. Designed to provide an ideal family and entertaining space while maximizing stunning rural views over neighbouring vineyards and farmland. The ground floor flows seamlessly from a front aspect storm porch, a wooden-floored sitting room and a kitchen with gloss-tiled flooring, a range of contemporary high-gloss wall and base units, a breakfast bar, complementary worktops and splashbacks along with modern integrated Bosch appliances.

Adjacent to the kitchen is a generous reception room with bi-fold doors opening onto the rear terrace, suitable for various uses, including as a dining area. Completing the ground floor is a front-aspect bedroom and a contemporary, fully-tiled bathroom with a freestanding bath.

Stairs rise from the kitchen/breakfast room to the first floor, which provides a principal bedroom and a further double bedroom, both with built-in storage, together with a contemporary family shower room.

Outside

Set behind low-level fencing and having plenty of kerb appeal, the property is approached through double wooden gates over a gravelled side driveway providing private parking and giving access to a detached part-weatherboarded double garage and useful neighbouring store. External stairs rises to a first floor annexe comprising a fitted kitchen and living space, a bedroom and modern shower room. The garden surrounding the property is laid mainly to level lawn, bordered by mature shrubs and trees and features a gazebo-covered seating area, a decked side terrace and a generous paved rear terrace, ideal for entertaining and al fresco dining.



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Location

Set in an area renowned for its hop growing and surrounded by beautiful countryside, Dormington is a picturesque village with a 13th century parish church. Neighbouring villages including Bartestree and Mordiford offer amenities including a public house, shop, village hall and nursery and primary schooling.

The cathedral city of Hereford offers comprehensive facilities including boutique and high street shopping, services, a leisure centre, pool, hospital, cinema and museums. Communications links are excellent: Dormington has a regular bus service to Hereford and Ledbury, the M50 motorway (Jct. 4, 11.5 miles) connects to the motorway network and Hereford station (5.4 miles) offers regular services to major regional centres and connections to central London in around three hours.

The area offers state primary and secondary schooling including St. Paul's CoE Primary School, Sutton Primary Academy, St. Mary's RC High School and Barrs Court School (all rated Outstanding by Ofsted) together with independent schools including Hereford Cathedral School, The Elms, The Downs, Abbey College and Malvern College.



Distances

- Hereford 5.7 miles
- Ledbury 10.9 miles
- Malvern 17.0 miles
- Worcester 23.1 miles
- Birmingham International Airport 59.9 miles

Nearby Stations

- Ledbury and Hereford

Key Locations

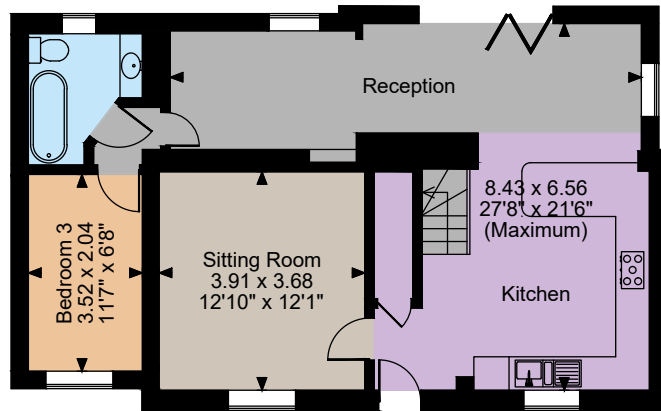
- River Frome
- Haugh Wood Butterfly Trail
- River Wye and Wye Valley
- Hereford Cathedral and Mappa Mundi
- Hereford Cider Museum
- Hereford Museum and Art Gallery
- Malvern Hills National Landscape
- Black Hill Circular Walk

- Longtown Castle
- Golden Valley
- The Weir Garden (National Trust)
- Hampton Court Castle
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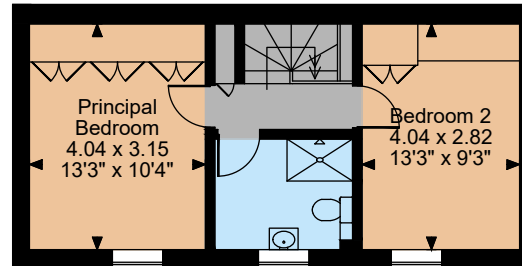
Nearby Schools

- Mordiford CofE Primary School
- Lugwardine Primary Academy
- Withington Primary School
- St. Mary's RC High School
- St. Mary's CofE Primary School
- Burley Gate CofE Primary School
- The Bishop of Hereford's Bluecoat School
- St. Paul's CofE Primary School
- Hampton Dene Primary School
- Aylestone School
- Sutton Primary Academy
- Hereford Cathedral School

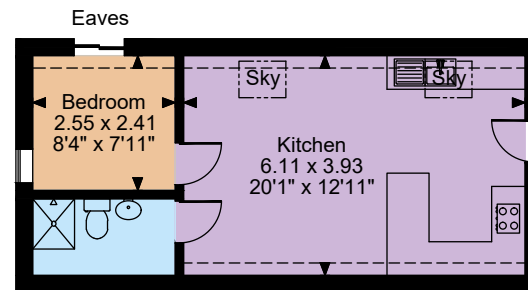
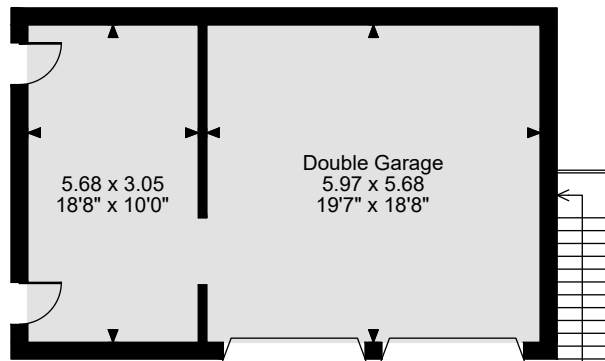




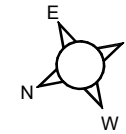
Ground Floor



First Floor



First Floor Annex



Floorplans

House internal area 1,134 sq ft (189 sq m)
 Double garage 561 sq ft (52 sq m)
 Annexe 337 sq ft (31 sq m)
 Total internal area 2,032 sq ft (189 sq m)
 Illustration purposes only.

Directions

Post Code HR1 4ES

///breeze.scope.warping

General

Local Authority: Herefordshire Council

Services: Mains electricity and water, gas fired central heating and private drainage (this may not comply with current regulations)

Broadband: Superfast

Council Tax: Band D

EPC Rating: F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Wayleaves and easements: The property will be sold subject to and with the benefit of wayleaves, easements and rights of way, whether mentioned or not.

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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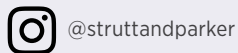
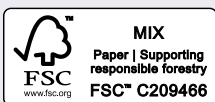
Herefordshire & Worcestershire

Theatre Royal, 14 Shoplatch, SY1 1HR

01432 598160

herefordshire@struttandparker.com

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