



**Manor Cottages, Yatton, Nr Leominster, HR6 9TN. No Onward Chain £800,000**



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Nr Leominster  
HR6 9TN**

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### **PROPERTY FEATURES**

- **Grade 2 Listed Detached House**
- **4 Bedrooms**
- **Lounge**
- **Sitting Room**
- **Ground Floor Bathroom**
- **Kitchen/Breakfast Room**
- **2 First Floor Bathrooms**
- **Cellar**
- **Gardens**
- **Rural Location**

**To view call 01568 616666**



**JonathanWright**  
estate agents





A most characterful detached Grade 2 Listed half timbered property situated in a rural position having a pleasant outlook offering oil fired centrally heated living accommodation to include a reception hall, lounge, sitting room, farmhouse style kitchen/breakfast room, ground floor bathroom, 4 large bedrooms, 2 first floor bathrooms, 2 staircases, a large cellar/workshop, large gardens mainly laid to lawn and patios, forecourt with turning and parking for several motor vehicles and all accessible to open countryside walks.

The property is offered for sale with no-ongoing chain and viewing is strictly with the prior appointment of the agents to appreciate the charm and character and historical features the property offers. Full particulars of Manor Cottages, Yatton are further describe as follows:

An entrance door opens into a reception hall with exposed ceiling timbers, exposed brick features, quarry tiled floor, lighting, leaded glazed window to front and a feature of a large original bread oven. A door from the reception hall leads through into the lounge having a large inglenook fireplace, heavy timber lintel over, exposed stone features and a wood burning stove inset. There are ceiling timbers, leaded glazed windows, one to front and one to rear, a door opening into an under stairs storage and a door from the sitting room leading through into another hallway with door from this hallway opening into the sitting room.

The sitting room has a leaded glazed windows, one to front and one to rear, window shutters, an open fireplace and a door leading through into a bathroom. The bathroom is planned for disabled, having a bath, wash hand basin, W.C and windows.

From the main reception hall a doorway leads through into an L shaped farmhouse style kitchen/breakfast room.

The L shaped kitchen/breakfast room has an inset, stainless steel sink unit, working surfaces, base units, cupboards and drawers, planned space for an electric cooker, plumbing for a washing machine and dishwasher and room for additional appliances, The breakfast part of the kitchen has a feature of an oil fired Rayburn heating radiators, hot water and cooking. Inset into an alcove with timber lintel over and exposed stone features, quarry tiled floor throughout, several leaded glazed windows and lighting.

A staircase from the main reception hall rises and

turns up to the first floor landing having exposed timbers and a door opening into bedroom one (four poster room).

The four poster room has exposed wall and ceiling timbers, exposed wattle and daub feature and a leaded glazed window.

Bedroom two has exposed wall and ceiling timbers and a leaded glazed window overlooking the gardens.

Off the landing a door opens into a bathroom having a corner bath, low flush W.C and a pedestal wash hand basin.

From the landing a staircase rises up to give access to the large attic roof space being boarded, offering good ceiling height and Velux roof lights.

The property enjoys a second staircase with access from the hallway off the lounge with the stairs rising up to a first floor landing having a leaded glazed window, exposed timbers opening into bedroom three.

Bedroom three has leaded glazed windows, one to front and one to rear, exposed wall timbers, polished floorboards and a pleasant rural outlook.

Bedroom four has a leaded glazed window overlooking the gardens, exposed wall timbers and exposed floorboarding.

Off the landing a door opens into a bathroom having a panelled bath, pedestal wash hand basin, low flush W.C, exposed ceiling timbers and a leaded glazed window to front.

#### OUTSIDE.

The property is approached to the front with opening gates giving access onto a forecourt giving turning and parking for motor vehicles.

The property also enjoys from the outside access with stone steps down to a large cellar with lighting.

#### MAIN GARDENS.

The gardens are level, laid to lawn with a large slabbed patio area, raised borders, mature hedging, timber built garden shed and easy access to the oil tank, feeding the oil fired central heating system.

#### SERVICES.

Mains electricity, mains water, oil fired central heating, private drainage and telephone to BT regulations.

## ROOMS AND SIZES

Reception Hall

Lounge 5.41m x 3.23m (17'9" x 10'7")

Sitting Room 5.11m x 4.37m (16'9" x 14'4")

Ground Floor Bathroom

Kitchen/Breakfast Room

5.18m (max) x 5.31m (max) (17' (max) x 17'5" (max))

Bedroom One. (Four Poster Room)

4.17m x 2.74m (13'8" x 9')

Bedroom Two 5.79m x 2.87m (19' x 9'5")

Bathroom

Bedroom Three 5.23m x 4.42m (17'2" x 14'6")

Bedroom Four 4.27m, 2.44m x 3.05m (14,8" x 10')

Bathroom

Gardens

## PROPERTY INFORMATION

Council Tax Band - F

Property Tenure - Freehold

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



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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