



Yew Tree House

Dormington, Herefordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

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 £535,000



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.



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.

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 CofE 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

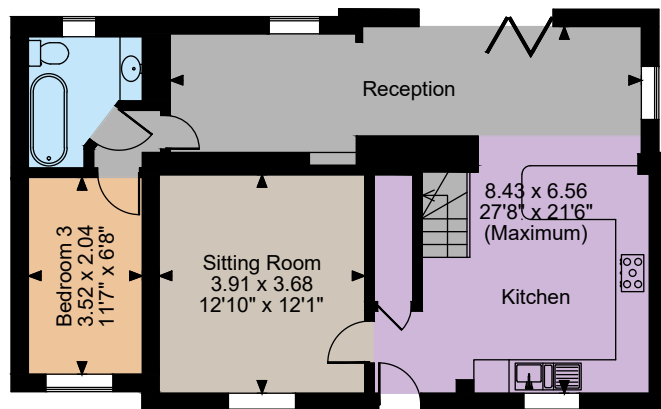
- River Frome
- Haugh Wood Butterfly Trail
- River Wye and Wye Valley
- Hereford Cathedral and Mappa Mundi
- Hereford Cider Museum
- Hereford Museum and Art Gallery
- Malvern Hills National Landscape
- Black Hill Circular Walk

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

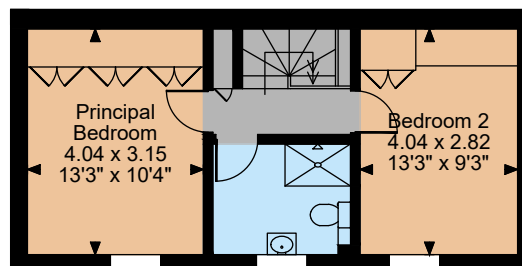
Nearby Schools

- 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

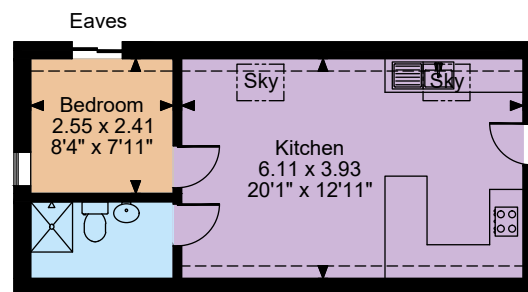
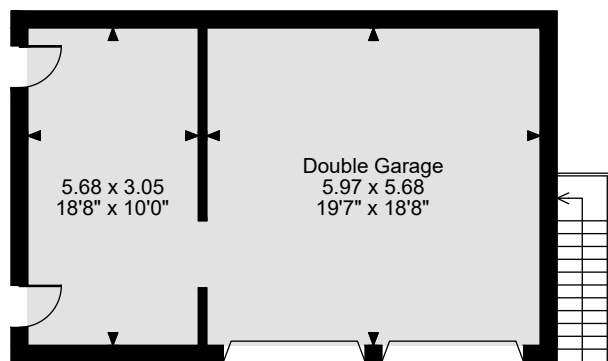




Ground Floor



First Floor

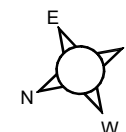


First Floor Annex

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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dia/8632492/JLW



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.

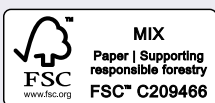
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Herefordshire & Worcestershire

Theatre Royal, 14 Shoplatch, SY1 1HR

01432 598160

herefordshire@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

