

MEADOW MANOR

£1,450,000



“A stunning country residence”

Yarpole, Herefordshire

A truly impressive achievement in design and construction, this breathtaking, 5 bedroom property sits in extensive gardens along a sweeping driveway, lined by silver birch. With large-scale, versatile accommodation and innately stylish throughout, Meadow Manor typifies the quintessential grand country residence.

- Impeccably designed family home
- Smart home configuration
- Built-in Sonos sound system
- Built-in air conditioning
- Desirable village
- Large gardens
- Large scale accommodation
- Double garage with large, versatile room above
- Oak sun room
- No onward chain

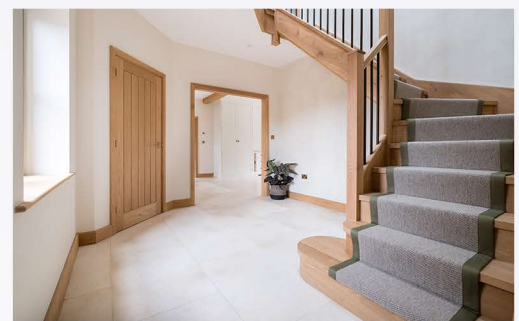


It is obvious to see that Staples Holdings, the well-regarded local developer, has spared no expense in the high quality fixtures and fittings used throughout the build, working alongside a raft of high-quality suppliers and designers. Much thought has been given to the layout, overall design and manner in which the property will be used: from the Sonos sound system implemented throughout the ground floor to the built-in air conditioning on the first floor, underfloor heating, electric gates, security camera and internal and external lights, all controlled via an integrated iPad. Further thoughtful touches include: bespoke "him" and "her" dressing areas, dedicated dark and light washing drawers in the laundry room and a retractable pot-filler tap plumbed into the rear splash-back over the oven, saving cooks from carrying heavy pots to the sink to fill them with water.

Meadow Manor sets out its stall immediately from the large wooden, electric gates, flanked by natural stone pillars which open to a long driveway, snaking through the front lawn, illuminated by ground level lighting to the house and garaging.

Enter the home under an oak porch into the reception porch, lined on either side with benched vestibules for hanging coats and storing shoes. The grand inner hallway splits left and right and features a bespoke oak staircase elegantly twisting up to the first floor.

The large sitting room is situated to the right hand side of the property, with stylish, wooden herringbone flooring and a central fireplace housing a Mendip wood burning stove. Directly adjoining this room is a stunning oak sun room with overhead lantern, giving views of the garden. A set of double doors open out to the patio area.



The heart of this home is undoubtedly the beautiful Holly Oak House-designed kitchen; this aspirational space features quartz counter-tops with an oak breakfast bar and seating, stunning Perrin & Rowe brass boiling taps, bespoke floor and wall cabinets with Armac Martin handles, NEF built-in appliances and a stunning Lacanche range cooker. A bank of floor-to-ceiling windows and double-doors overlook the rear garden. This space has an easy flow to either side and bleeds seamlessly into two large easily-configurable spaces, which could be utilised as a dining area and living room, respectively.





To the far side of the property sits a further lobby, leading out to the front courtyard, which directly accesses the garaging. Off the lobby, there is a beautifully appointed cloakroom with a vanity unit echoing the kitchen design and an adjacent laundry/ utility room: featuring painted wooden paneling, wrap around storage, laundry draws, fluted Shaws England sinks and a bank of full height cupboards housing the plant, CCTV and heating controls.

On the first floor, a sweeping galleried landing accesses all of the accommodation and is connected by elegant, woollen carpets throughout. The generous master bedroom sits at the rear of the property and features exposed oak timbers at either end of the space; there is existing brass, built-in lighting waiting to accept a bed and bedside furniture. There is a walk-through dressing area, with his and her sides - able to hang suits or full-length dresses - en route to the beautiful master ensuite featuring a wet room shower, free-standing bath, WC and vanity unit with wash-hand basin.

The stunning family bathroom sits centrally and features a divine, elevated free standing bath, large, single pane open-ended shower enclosure, WC and twin sinks atop a large vanity unit. There are four additional, double bedrooms - two of which are en suite - these all have individual orientations and configurations: something for every member of the family and visiting guests.

Outside: an extensive lawn sits at the front of the property and imparts a sense of grandeur. Adjacent to the house is a double-bay garage with electric rolling garage doors. All internal bays are interconnected into one large space, there are electrical points throughout and the space is heated by a large radiator. There is a further pedestrian courtesy door. A set of metal steps lead up to the expansive over-garage room. The impressive space is heated, has power as well as oak joinery and flooring: this would be a great space to use as a huge hobby room, gym, cinema room, chill-out space, office or, with permission, could even be reconfigured to provide additional accommodation for guests or for revenue generation as all services and downpipes are already installed.



Paving encircles the entire property and creates a large patio area to the rear: the perfect spot to enjoy family summer barbecues or al fresco drinks. Ornamental box hedge globes are seated within the patio and the large rear lawn is flanked on either side by native hedging and pleached trees.





Area: This sociable village thrives with both The Bell public house (which has been community-purchased) and The Church at its heart. The Church also houses the village shop and post office, which won the 2021 Regional Midlands Countryside Alliance Awards for best shop/ post office. And to top it off... the Gallery Café is only a short walk away from your doorstep – a great destination for an afternoon catch-up with friends and neighbours.

At a glance:

Bedrooms:	5
Tenure:	Freehold
Council Tax Band*:	TBA
Heating:	Underfloor; Air source pumps
Services:	Mains water, electricity and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

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