



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

Mains Electricity

Water & Drainage

Oil Fired Centrally Heated

Broadband Availability: Superfast - download 80mbps & upload 20mbps

**Outgoings**

Council Tax Band: D

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

The House, 2 Portland Street  
Weobley Hereford HR4 8SB

**£400,000**



- Sympathetically renovated to an exceptional standard • Traditional features to include flagstone floor and exposed timbers
- 3 bedroom mid terrace property • Southwest facing enclosed rear garden • Well serviced popular village

**DIRECTIONS**

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights turn left onto A4103 Roman Road, turn next right onto Tillington Road, after approximately 7.3 miles enter the village of Weobley following the road to the village centre where the property can be found on the lower of the two streets in the village centre near to Jules Restaurant.



**Hereford 01432 343477**

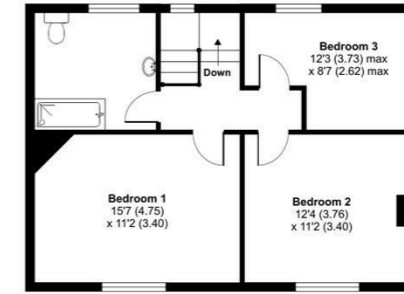
**Ledbury 01531 631177**



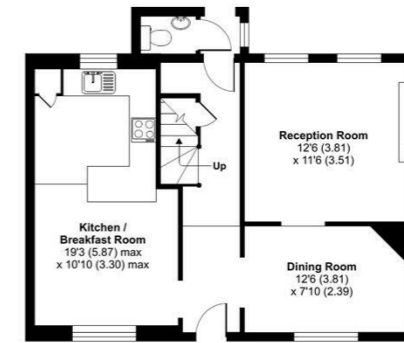
Portland Street, Weobley, Hereford, HR4

Approximate Area = 1185 sq ft / 110.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Jackson Property. REF: 1018196

## OVERVIEW

This charming Grade II listed and generously proportioned, mid terraced cottage in the heart of the most desired sought after black and white village of Weobley, has been sympathetically renovated by the current owners to a an exceptional standard and comprises; traditional flagstone floor continued throughout the ground floor, exposed timbers throughout, two reception rooms, kitchen/dining room, cloakroom, family bathroom, and a south southwest facing, fully enclosed good sized garden at the rear. Situated in the heart of one of Herefordshire's most popular and sought after black and white villages, approximately 11 miles northwest of Hereford City, Weobley village is a well serviced thriving community for amenities having doctors and dentist surgeries, secondary and primary schools, two public houses, general stores/one stop shop, butchers, tea rooms, two restaurants and takeaway, post office, coffee house, village hall, churches, beautiful walks, with market town of Leominster being only approximately 9 miles away having supermarkets and train station and the benefit of a rural regular bus service to both the City of Hereford with its array of amenities and the border town of Kington with quaint shops and facilities.

In more detail the property comprises:

### Entrance Hall

A warm welcoming awaits you as you enter into a modernised, renovated yet characterful terraced home, with flagstone floor throughout the ground floor, spot lights above, exposed wooden beams and under stair storage spaces. The hall opens through to reception rooms, including:

### Breakfast/Snug Room

3.3m x 3.3m (10' 10" x 10' 10")  
Single glazed sash window to the front elevation which is overlooking the village centre, stone flooring, spot lights above, power points, and continued exposed wooden beams.

A step leads down to:

### Kitchen

2.5m x 2.7m (8' 2" x 8' 10")  
The flagstone flooring takes a step down to a Fitted kitchen with wall & base units, a wealth of workspace, extended over the base units creating a useful breakfast bar, the kitchen also has soft close doors & drawers, with integrated appliances to include a fridge, and washing machine, cooker hood over a space for an electric oven, Belfast sink with mixer tap over. The oil fired central heating boiler is also located within a tower unit in the kitchen area, lit up by the natural light from the window to the rear elevation, there is also continued spot lights above.

### Dining Room

3.9m x 2.5m (12' 10" x 8' 2")  
Continued flagstone floor, through an opening from the hall, through to a generously sized dining space. With central heating radiator, window to the front elevation, and spot lights above.  
Opening through to:

### Living Room

3.5m x 3.8m (11' 6" x 12' 6")  
The flagstone floor steps down to a warm, cosy living space tucked away to the rear of the property, and boasting an array of exposed, repurposed oak beams, there are two windows to the rear elevation, brick fireplace with log burning stove creating a homely feel, spot lights above with TV & Power points too.

Stairs from the inner hallway lead to:

## FIRST FLOOR

### Landing

Fitted carpet to the stairs taking you up to a bright and spacious landing. Including a window to the rear elevation, including far reaching countryside views beyond the rear garden, there is also a ceiling light point as well as a loft access.

Door leading to:

### Bedroom One

4.8m x 3.4m (15' 9" x 11' 2")  
Bedroom One is the first of three generously sized bedrooms to the first floor, with fitted carpet, sash window to the front elevation overlooking the village centre, the charm of the property is very much still continued throughout, there is also a central heating radiator, all illuminated up by the spot lights above.

### Bedroom Two

3.8m x 3.5m (12' 6" x 11' 6")  
Carpet flooring, central heating radiator, sash window to the front elevation, with views over the centre of Weobley rose gardens.

### Bedroom Three

2.7m x 3.8m (8' 10" x 12' 6")  
Carpet flooring, spot lights, window to the rear elevation and continued exposed timber beams.

### Bathroom

Finished to a high standard, the Carrara marble tiles lead you through to a bright space, lit up by the spot lights above. The bathroom also comprises a free standing bath, tile surround, two shower heads on the mains system over, low level high flush W/C, wash hand basin with two wall lights over. The exposed wooden beams continue into the bathroom too, with an obscured glass window to the rear elevation.

## Outside

Stable style door to the rear of the entrance hall through to a lean to porch area. There is a door leading through to a separate w/c with a fantastic potential to include into the interior of the home on the ground floor, including the W/c, wash hand basin and window to the rear elevation, as well as a light above.

Continuing through to the southwest orientated rear garden, there is an outdoor tap, storage area, patio seating area and lawn split by a concrete path leading down to a lower tier section of the garden, including tree's, shrubbery, flower beds and fencing to surround the boundary.



## At a glance...

- Breakfast/Snug Room 3.3m x 3.3m (10' 10" x 10' 10")
- Kitchen 2.5m x 2.7m (8' 2" x 8' 10")
- Dining Room 3.9m x 2.5m (12' 10" x 8' 2")
- Living Room 3.5m x 3.8m (11' 6" x 12' 6")
- Bedroom 1. 4.8m x 3.4m (15' 9" x 11' 2")
- Bedroom 2. 3.8m x 3.5m (12' 6" x 11' 6")
- Bedroom 3. 2.7m x 3.8m (8' 10" x 12' 6")

## And there's more...

- Quintessential Herefordshire village
- A host of local amenities
- Historical black and white village

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.