

FOR
SALE



York House The Marsh, Weobley, Hereford HR4 8RR

£635,000 - Freehold

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PROPERTY SUMMARY

York House comprises a substantial detached property which is pleasantly located in a small hamlet known as The Marsh, surrounded by open farmland and just a mile from the highly sought-after black & white village of Weobley, and also with easy access to the Cathedral City of Hereford (9 miles) and the Market Towns of Leominster (8 miles) and Kington (10 miles).

The area is noted for its lovely woodland walks and there are 18-hole golf courses at Wormsley, Burghill and Kington. Within Weobley itself there are a range of amenities including a doctors surgery, bowls club, shop, public houses, restaurant, church, primary and secondary schools.

The property has been substantially extended and renovated to a very high standard including replacement uPVC double-glazing, Gas (LPG) central heating, high levels of insulation and low voltage downlighters throughout, and has very spacious accommodation which extends to approximately 2254 sq ft (inc garage). Garage, ample parking and large gardens which extend to approximately 0.56 acres.

The whole is more particularly described as follows: -

POINTS OF INTEREST

- *Extended detached property*
- *Exclusive rural location*
- *4/5 bedrooms, 1 en-suite*
- *Immaculately presented*
- *Garage, excellent parking*
- *Very large gardens*



ROOM DESCRIPTIONS

Living room

Woodburning stove on Travertine tile hearth, central heating thermostat, radiator, smoke alarm, downlighters.

Study/bedroom 4

Hatch to roof space, radiator, windows to front, smoke alarm, understairs store cupboard.

Lounge

Woodburning stove on slate hearth, smoke alarm, windows to front and rear, radiator.

Kitchen/dining room

A lovely room with range of hand-made base units with hardwood worktops, Belfast sink unit, central island station, space for range-style cooker, plumbing for dishwasher, Travertine tile flooring, radiator, windows to rear, side entrance door to side covered area, bi-fold doors to garden.

Utility room

Sink unit, hardwood worktop with cupboard under, plumbing for washing machine, space for tumble drier, tiled floor, extractor fan, roof window.

Downstairs cloakroom

WC, wall mounted central heating boiler, electric fuseboard.

A staircase with hardwood balustrade leads from the living room to the

First floor landing

Smoke alarm, radiator, windows to front, roof window.

Bedroom 1

Wardrobe/dressing area with sun pipe, radiator, cupboard housing the hot water cylinder, window to rear, En-suite bathroom having stand alone bath with mixer tap/shower attachment, wash hand basin with cupboards under, WC, large shower cubicle with mains fitment and glass screen, radiator, ladder-style radiator, non-slip flooring, extractor fan, windows to side and rear.

Bedroom 2

Walk-in wardrobe/dressing room, radiator, 2 roof windows, radiator, window to front.

Bedroom 3

Wardrobe/dressing area, radiator, 2 roof windows, window to front.

Bedroom 5/study

Hatch to roof space, radiator, window.

Shower room

Shower cubicle with mains fitment and glass screen, wash hand basin with cupboard under, WC, ladder-style radiator, wall mounted mirror, extractor fan.

Outside

The property is approached from Weobley Marsh via double gates that lead to a gravelled driveway and a large parking and turning area. There is a Detached Garage with Lean-to Storage Area and Log Store, and adjoining the property is a stone storage building, ideal for conversion into additional accommodation (subject to necessary planning consent).

Surrounding the property there is a tiled patio and sun-deck,. The gardens are primarily lawned with raised vegetable bed/soft fruit garden, and there is a circular concreted seating area, a range of ornamental shrubs and trees, and the garden is enclosed by hedging. Outside lights and water tap.

The whole extends to approximately 0.56 acres.

Services

Mains water and electricity are connected. Gas (LPG) central heating. Private drainage.

Outgoings

Council tax band D, payable 2024/25 £2330.28. Water rates are payable.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Directions

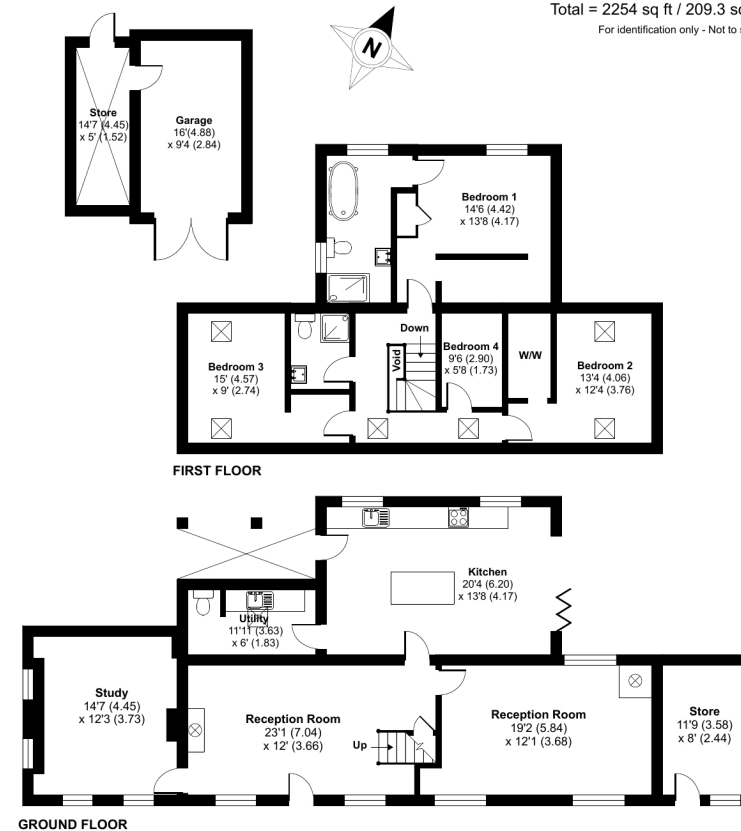
From Hereford proceed initially on the A438 towards Brecon (Whitecross Road) and at the roundabout take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). Continue past the Three Elms public house and at the traffic lights turn left and then take the 1st turning right towards Weobley. Continue through Burghill and Tillington, past the Herefordshire Golf Club on the right-hand side and then turn right signposted Ledgemoor. Continue for just over 1/4 mile, turn right and the property is located on the right-hand side after about a mile, as indicated by the Agent's FOR SALE board.

Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

The Marsh, Weobley, Hereford, HR4

Approximate Area = 1936 sq ft / 179.8 sq m
Garage = 149 sq ft / 13.8 sq m
Outbuilding = 169 sq ft / 15.7 sq m
Total = 2254 sq ft / 209.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		