



# The Willows

Meadow Street  
Hereford  
HR4 8SF



# The Willows, Meadow Street, Weobley, Hereford HR4 8SF

Situated in the highly sought after village of Weobley, a newly constructed, bespoke, barn style 4 bedroomed detached house. It has been beautifully finished in a neutral colour palette, with Oak beams running throughout the property. The property benefits from beautiful French grey timber external doors and windows throughout. The property offers spacious and flexible accommodation throughout with 3 bedrooms on the first floor, bathroom with natural stone tiles on wall/floor, light airy landing. A further bedroom to the ground floor, a family bathroom, cosy sitting room and a large open plan kitchen/dining/living space with stunning vaulted oak ceiling, offering a fantastic space for all of the family. Limestone flagstone tiles are laid throughout the whole of the ground floor with oak doors to each of the rooms throughout the property.

Outside is a large stoned driveway with access to the open fronted garage/carport. Side gates give access to the rear with a large low maintenance patio area. To the side of the property there is a good sized paddock (approx 0.65 acre). We highly recommend an internal inspection.

## Ground Floor

With covered porch area and door into spacious reception hall with flagstone tiled flooring and underfloor heating with zone control thermostats, exposed feature brickwork, 3 ceiling lights, 1 wall light, carpeted stairs leading up, an opening into an inner hallway with tiled floor, cupboard space, ceiling light point, space for coats and shoes and oak door leading into the sitting room.

## Spacious Reception Hall

From the reception hall there are three oak doors leading to

## Ground Floor Bedroom 2

With flagstone tiled floor, underfloor heating thermostat, dual aspect views with double glazed window to the front looking across towards open countryside and double glazed french doors to the rear aspect out onto the patio, ceiling light point.

## Luxurious Bathroom

A full suite comprising panelled bath with handheld shower attachment, large shower cubicle with mains fitment rainfall shower head over and tiled surround, low flush w/c, wash hand basin with chrome mixer tap, storage cupboard below and solid wood work surface and shelving, double glazed window, extractor, flagstone tiled floor.

## Sitting Room

With flagstone tiled floor and zone controlled under floor heating thermostat, ceiling light point, wall light, double glazed french doors out to the rear patio, double glazed window and full height picture windows with Oak surround overlooking the rear garden.

## Open-plan Living Space

A wonderful space offering ample living space and providing the hub of the home for any family.

## Kitchen Area

A beautifully designed and finished hand painted oak kitchen with oak work surfaces, a Belfast sink with chrome mixer tap over, an electric cookmaster with 5 ring hob, 2 electric ovens below and extractor above, integrated appliances to include under counter fridge and freezer, fitted island with storage space below, solid oak worktop, breakfast bar and two hanging pendant lights above, double glazed window to the front aspect, exposed Oak beams and opening into the

## Dining/Living area

With flagstone tiled flooring continuing through with underfloor heating, 4 large hanging ceiling lights, double glazed windows to the front and side aspect looking out over the paddock and open countryside and double glazed french doors and picture windows looking/opening out on to the rear patio area, plenty of character and charm with the exposed oak.

## First Floor

Light and airy, spacious landing with fitted carpet, radiator, ceiling light point, exposed oak timbers, double glazed window, double glazed velux window, doors to bedroom 3 and 4 and opening into a further landing space with fitted carpet, ceiling light fitting, further exposed oak timber and oak doors to

## Bedroom 1

A spacious, light and airy bedroom with double glazed window to the rear aspect and velux window facing a south westerly direction, radiator, fitted carpet, exposed oak beams and ceiling light point.

## Bathroom

A beautifully finished bathroom with three piece suite comprising, panelled bath with chrome taps, mains fitment rainfall shower head over, low flush w/c, wash hand basin with chrome mixer tap over, tiled splashback, storage below, natural stone tiled floor, radiator, velux window, loft hatch, ceiling light point and extractor.

### Bedroom 3

With exposed oak, radiator, velux window and fitted carpet.

### Bedroom 4

With fitted carpet, radiator, ceiling light point and velux window.

### Outside

Access over a shared driveway with iron gates. There is a small area of lawn to the right hand side with a border of trees which leads on to the stoned driveway with driveway grids below providing off road parking for many vehicles, this opens up in to a large paddock approximately 0.65 acre with an array of trees and enclosed by hedging and fencing. A wooden fence with gate leads into the main garden which is laid to patio with a border of stone for ease and low maintenance, there is a beautiful retaining wall with stone top leading to a large barked area with an array of ornamental shrubs for ease and low maintenance. Useful outside power points. Side access both sides.

To the front there is access to the open fronted garage/carport with power and light. There is a useful outside tap and outside power point. There is a door to the **Utility/plant room** with hot water cylinder, fitted base units with solid wood work surfaces, Belfast sink under counter space for washing machine and tumble dryer, double glazed window and flagstone tiled flooring. To the rear of the utility is the air source heat pump.

**Agents Note** - There is a 10 year structural warranty from 2024.

### Services

All mains services are connected. Air source central heating.

### Outgoings

Council Tax band 'F'  
Water rates are payable.

### Money Laundering Regulations

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

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

### Tenure & Possession

Freehold - vacant possession on completion.

### Opening Hours

9am-5.30pm Monday-Friday  
9am - 1pm Saturday

FC00625 March 2025





**Ground Floor**  
Approx. 136.3 sq. metres (1467.5 sq. feet)



**First Floor**  
Approx. 64.5 sq. metres (694.0 sq. feet)



Total area: approx. 200.8 sq. metres (2161.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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