



Dairy Farm

Meadow Street, Weobley, Hereford, Herefordshire, HR4 8SF



COUNTRY & CLASSIC

Dairy Farm

Detached Period Three/Four Bedroom House with Optional One Bedroom Annexe. Large Versatile Agricultural Barn- Currently with Stabling, Ideal for Car Storage or Large Workshop/Storage. Property Originally Dates Back to 1440 - Recently Extended & Renovated to an Exceptional Standard. Beautiful Courtyard with Ample Parking. Conveniently Positioned within the Village of Weobley with an Attractive Rural Setting

THE PROPERTY

- Enclosed Entrance Porch with Flagstone Flooring & Attractive Fitted Bench Unit
- Large Light Beautifully Fitted Kitchen with Granite Worktops, Electric 3 Oven Aga, Electric Cooker & Hob, Double Belfast Sink, Integrated Dishwasher & American Fridge/Freezer with Bespoke Surround Unit. Central Breakfast Island
- Fully Fitted Utility Room
- Impressive Large Light Sitting Room with Oak Framed Vaulted Ceiling, French Doors to Terrace. Solid Oak Floor with Underfloor Heating. Large Inglenook Fireplace with Woodburner. Connecting door to Annexe
- Reception Room/Dining Room with Original Beams & Quarry Tiled Floor. Fireplace with Woodburner
- Sitting Room/Snug, Double Aspect with Inset Woodburner
- Rear Hallway with Attractive Downstairs Cloakroom with Stained Glass Window
- Large Landing with Impressive Feature Original Cruck Beams
- Main Bedroom Suite with Oak Framed Vaulted Ceiling & Fitted Storage Cupboards
- Ante Room & Ensuite Shower Room with Porcelain Tiled Floor
- Second Double Bedroom with Fitted Wardrobes & Original Oak Flooring
- Third Double Bedroom with Original Beams, Painted Wood Floor & Deep Windowsill
- ANNEXE – Successful Holiday Let
- Sitting Room with Tiled Floor
- Kitchenette with Electric Hob
- Downstairs Shower Room
- Double Bedroom with Vaulted Ceiling





FLOOR PLANS

Total Approx. Floor Area 4378 Sq. Ft. (406 Sq. M.)

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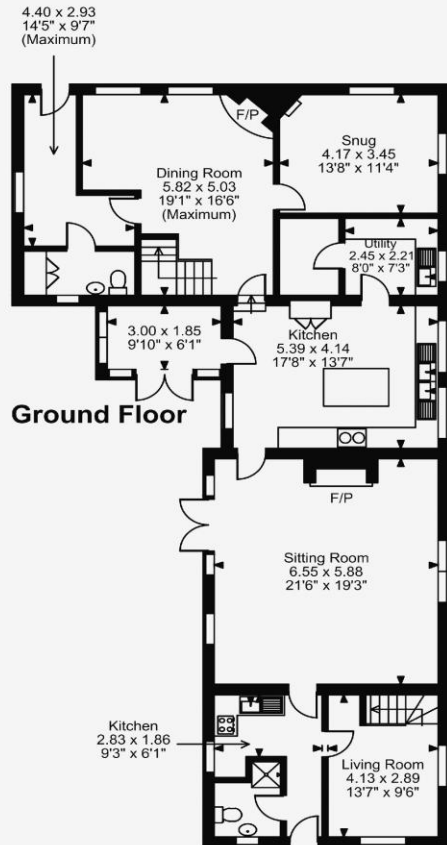
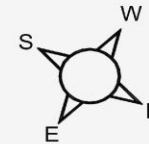
Approximate Gross Internal Area

Main House = 2249 Sq Ft/209 Sq M

Outbuildings = 1705 Sq Ft/158 Sq M

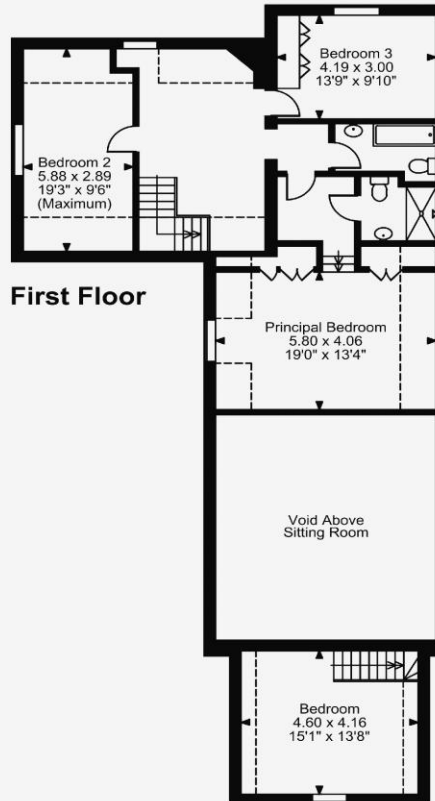
Annexe = 424 Sq Ft/39 Sq M

Total = 4378 Sq Ft/406 Sq M



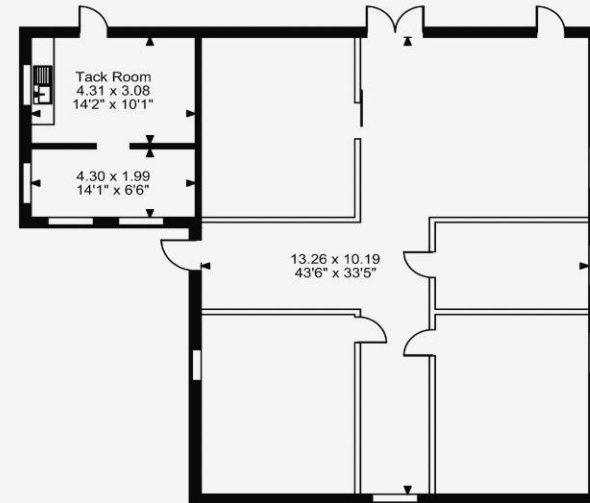
Ground Floor

Annexe Ground Floor



First Floor

Annexe First Floor



Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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THE OUTSIDE

- Views to the Church and Countryside Beyond
- Large Versatile Agricultural Barn 43ftx33ft with Power & Water - Currently Used for Stabling (available by Sep Neg)
- Suitable for Large Vehicle Storage or Workshop •
- Adjoining Barn with Fitted Units & Belfast Sink, Power & Water
- Large Courtyard with Ample Parking
- South Facing Terrace for Entertaining
- Attractive Landscaped Well Stocked Borders
- Small Lawned Area
- Adjoining Paddock is Rented by Sep Negotiation

PRACTICALITIES

- Grade II* Listed
- Council Tax Band— E— Herefordshire Council
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating
- Broadband is Available
- Part Double Glazed

THE SITUATION

- Situated within the Popular Village of Weobley with Schools, Local Amenities & Doctor
- 8 Miles to Leominster
- 11 Miles to Hereford
- 15 Miles to Hay on Wye

DIRECTIONS

What 3 Words: balconies.innovator.losses
HR4 8SF Sat Nav is Accurate.

The property is situated on the right hand side as you leave the village with Black Wooden Double Gates.



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