



CORNER END
Wellington HR4 8AZ



Forming part of this highly desirable village, a Grade II Listed detached cottage full of character and charm with spacious and adaptable living accommodation offering plenty of potential for improvement.

Guide Price £350,000

Situation and Description

The property forms part of the very popular and well-serviced village of Wellington which is well located midway between the cathedral city of Hereford and the market town of Leominster. Local services include a village shop and post office, village church, community hall, nearby garden centre and café, a sports club and a well-regarded primary school.

Corner End is a charming Grade II Listed character cottage which offers spacious living accommodation laid out over two floors and includes a ground-floor shower room and first-floor bathroom, and plenty of bedroom space. The property also benefits from mains gas-fired central heating, double glazing to the majority of windows, and a fitted kitchen. The gardens are well enclosed and have been much-loved over the years but also now require some attention.

At the front of the house a glazed porch and stable door leads into the kitchen/breakfast room which includes a range of fitted cupboards and drawers, a single-drainer sink unit and four-ring electric hob with extractor above, a Neff double oven and built-in fridge as well as a fireplace which includes an original decorative range. A glazed panel door leads through into a dining room full of character with exposed timbers on all sides and a door through to a small inner hallway with doors to a comfortable sitting room with door and window to front, exposed timbering, stone walling at one end with original bread oven, and fitted carpet. At present a second reception room is used as a ground-floor bedroom with fitted carpet and radiator. The ground-floor accommodation is supported by a good-sized utility room with windows on two sides, an original stone-cold slab, wall-mounted Worcester gas-fired central heating boiler and door through to a very useful shower room.

An enclosed staircase with fitted carpet leads up to the first floor where there is a large landing offering plenty of additional space, with a window overlooking the village. Doors allow access to the three large double bedrooms. Each bedroom has its own character with one having an en-suite bathroom. Please note, there is walk-through access from bedroom two to bedroom three. Ideal as a cot room!

Outside

The property is approached by a gated driveway which provides parking and turning space and leads to a good-sized open garage (14'5 x 22'7) with concrete floor and lighting. The property occupies a corner plot and has established gardens with raised beds to one side of the drive which lead to a large greenhouse 16' x 8'. The main gardens lie to one side of the cottage and are very private, being well enclosed on all sides by fencing and mature hedging. They are well stocked and have pathways with individual lawned areas, a range of floral borders interspersed with shrubs and specimen trees, a patio, ornamental ponds,

and a garden store.

Services and Considerations

Mains electricity, gas, and drainage are all connected. The water is supplied from its own well. Tenure Freehold. Council Tax Band D / EPC N/A

Mobile Phone Coverage (to be confirmed) / Broadband (to be confirmed)

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers:

Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

Character cottage with three double bedrooms





Porch, into kitchen/breakfast room leading through to dining room





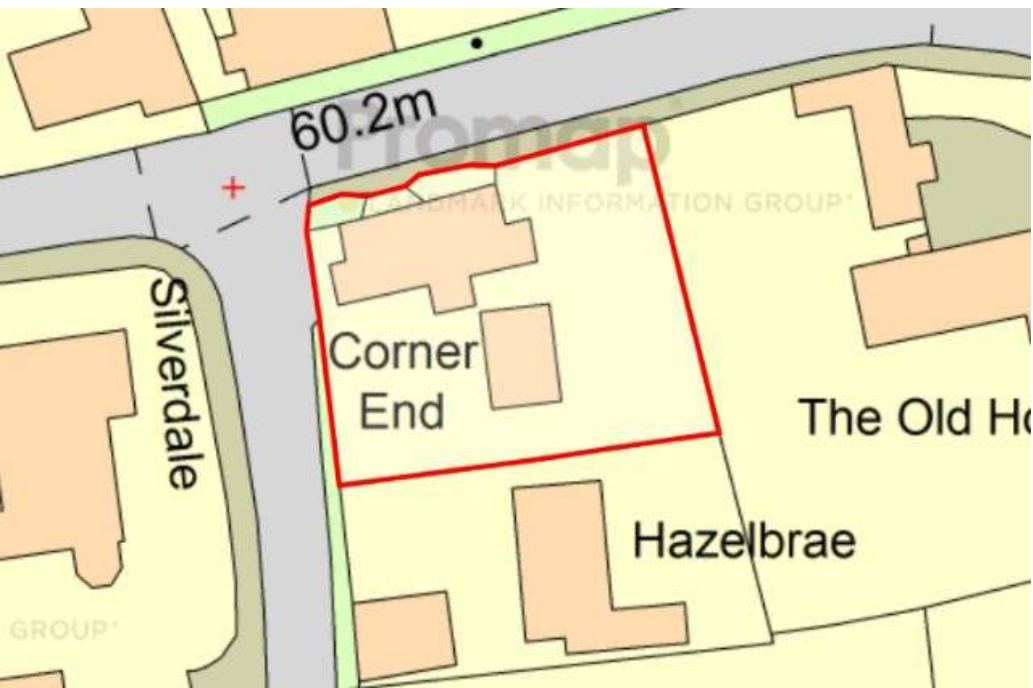
Dining room & characterful sitting room





Large landing with three large double bedrooms, one with ensuite





0.14 of an acre



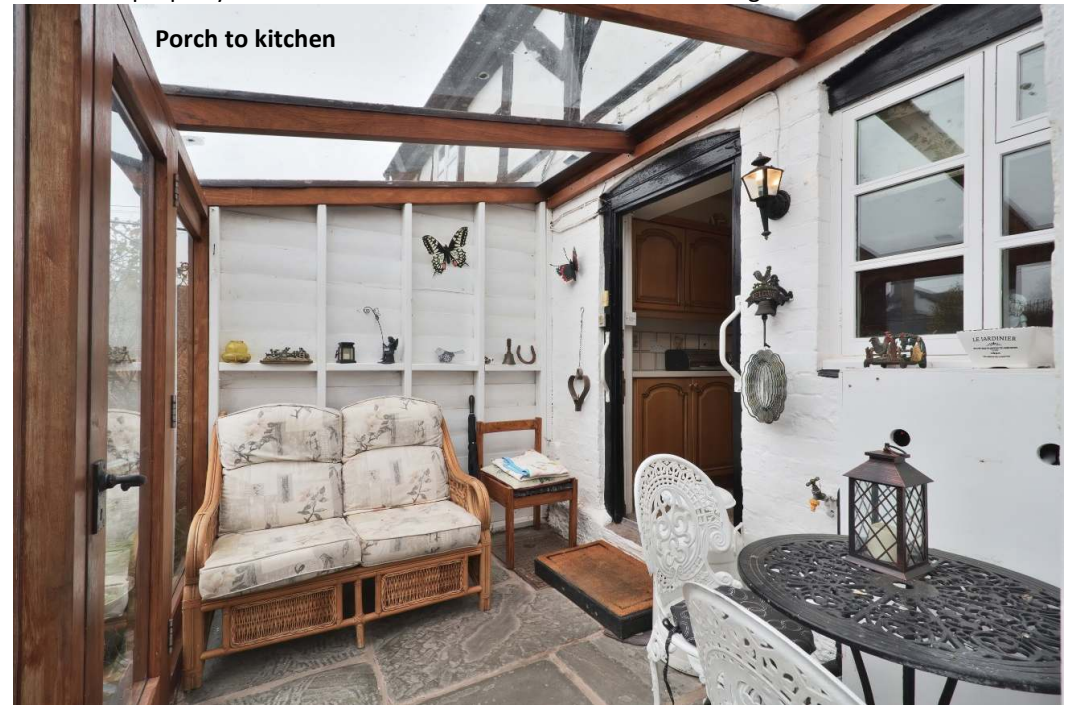
Directions

[///wallet.dabbling.dust](http://wallet.dabbling.dust)

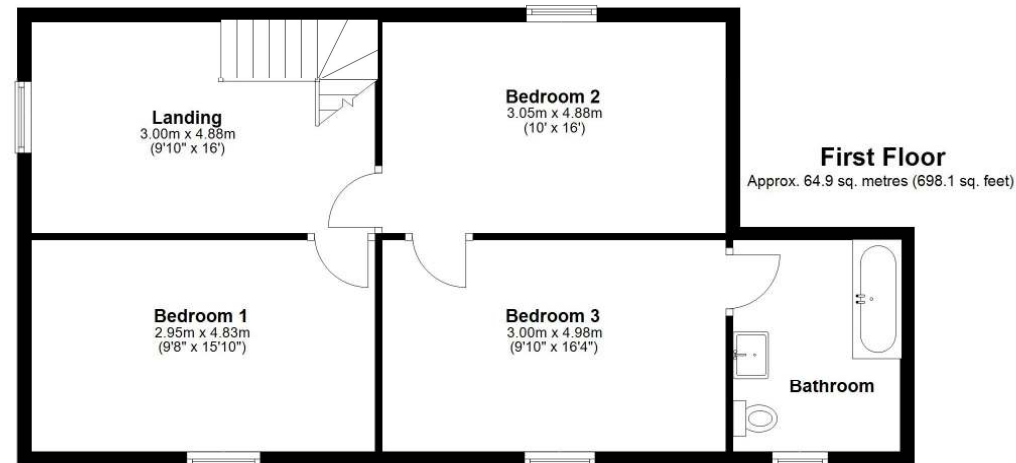
From Hereford proceed north on the A49 signposted towards Leominster and Shrewsbury. After approximately 6 miles turn left into Wellington village and after passing the church the property will be found on the left-hand side at the turning to Auberrow.



Good-sized utility with cold slab



Porch to kitchen



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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