



MAYFLY COTTAGE

16 Garnstone Drive, Weobley, HR4 8TH



Mayfly Cottage
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Weobley
HR4 8TH



Forming part of this select development close to the centre of one of Herefordshire's most sought-after villages, a spacious semi-detached house offering very comfortable and well-appointed accommodation throughout.

Guide Price £259,950

Situations and Description

The pretty and thriving village of Weobley is made up of a mixture of historic black and white houses and more modern contemporary properties which all form part of this thriving and well serviced community. There is an excellent village store, a doctors' surgery and dentist, as well as restaurants, pubs and cafes, two hairdressers, a primary and secondary school and a lovely historic village church. The village is surrounded by rolling Herefordshire countryside with plenty of walks right on the doorstep. More extensive facilities are then available at the Cathedral City of Hereford (10 miles) and at the nearby market town of Leominster (8 miles).

This attractive and comfortable property was constructed as part of a development in 2019 by Freeman Homes who are a highly regarded local developer. The property retains the remainder of a 10-year NHBC guarantee and includes double glazing, LPG gas fired central heating, a well-appointed kitchen and two excellent first floor bedrooms, both with their own en-suite bath/shower rooms.

On arrival, a front door leads into a good-sized entrance hall with fitted carpet, radiator, electric smoke alarm, central heating control and a door to a useful ground floor cloakroom, which has a tiled floor and all the usual fittings. From the hallway a glazed panel door leads into a large living room, which offers plenty of space and includes a fitted carpet, radiator, plenty of power points, door to a good-sized understairs storage cupboard, double glazed windows to rear and double-glazed doors leading out to the rear gardens.

The kitchen then leads off the living room and has an excellent range of fitted cupboards at both floor and eye level, with plenty of workspace along with a range of integrated appliances. These include a Neff four ring hob with extractor above, Neff dishwasher, built in fridge and freezer, one and half bowl sink and cupboard housing a Worcester gas fired central heating boiler.

From the entrance hall a fully carpeted staircase leads up to a first-floor landing with fitted carpet, electric smoke alarm, access to roof space and built in airing cupboard. There are then two individual double bedrooms, both with built-in double wardrobes, one with its own en-suite bathroom and the other with a well-appointed en-suite shower room. Both

en-suites have electric underfloor heating. Both bedrooms have an attractive outlook, one over the village green at the front and the other over the gardens and village at the rear.

Outside

The property lies at the end of a cul-de-sac and with two allocated parking spaces to the front and some shared green space. The pathway then leads to the front door and to gated access to one side which leads to the rear gardens. These are well enclosed by close-boarded fencing and mature hedging and although small and manageable they are well-stocked with a number of shrubs and plants around a central lawn and patio.

Services and Considerations

Mains electricity, mains water, mains drainage
LPG Gas fired central heating
Tenure Freehold
Council Tax Band C
EPC Rating C 75/89
Mobile coverage TBC
Broadband TBC

Agents Note

We understand that there is a Management Company which looks after the common areas, and an annual fee is payable for approximately £206.00.

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.

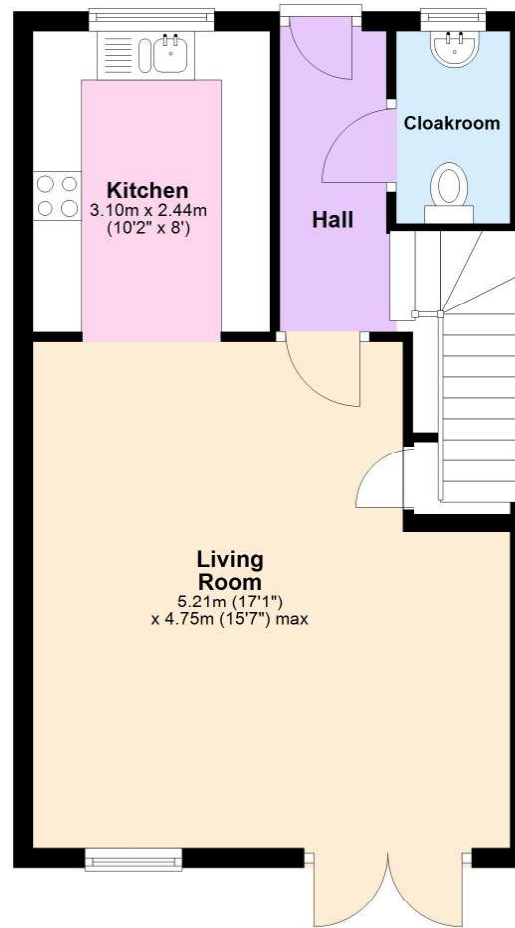
Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions ///[pegs.discount.piglets](#)

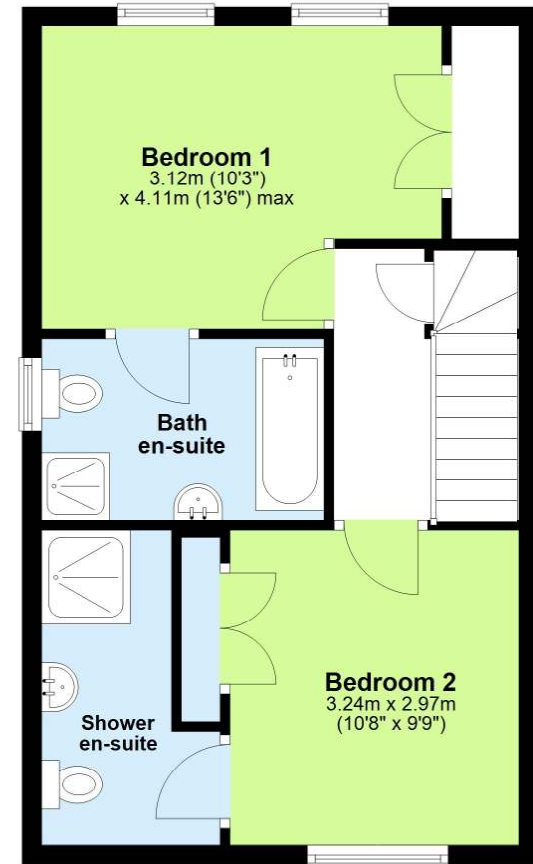
From the centre of Weobley, head towards Hereford passing the Unicorn Public House on the left-hand side and at the next sharp right-handed bend turn left towards Dilwyn. Proceed past the doctor's surgery on the right-hand side and take the second left hand turning into Garnstone Drive. Proceed into the development and the property will be found on the left.



Ground Floor



First Floor



Total area: approx. 79.7 sq. metres (858.0 sq. feet)

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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