



NURSES COTTAGE
Hereford Road, Weobley, HR4 8SW



A delightful and spacious period cottage, close to the centre of this charming and well serviced village, offering well-appointed accommodation throughout, with pretty cottage gardens and a very useful and well-equipped home office.

Guide Price £435,000



Situation and Description

The historic village of Weobley is one of the county's most sought-after villages and is famous for its black and white architecture. Within easy walking distance lie an excellent range of facilities with a doctor's surgery, dental surgery, primary and secondary schools, a village shop, butchers, restaurants and cafes, a hairdresser and much more. There is a regular bus service to Hereford, Leominster, and Llandrindod Wells. The cathedral city of Hereford then lies some 10 miles away providing more extensive services, as well as a main line train station.

This lovely Grade II listed cottage lies in a conservation area which helps to protect both the property and the surrounding environment. Full of character and charm, the cottage is well proportioned throughout and has been greatly improved by the current owners over the years. All the rooms are well presented and offer plenty of practical space and character, whilst benefiting from oil-fired central heating, a well-equipped kitchen and a delightful outlook, particularly at the rear. The gardens are well stocked and make the most of the south westerly aspect and include an excellent home office or studio in one corner.



On arrival, a front door leads into a welcoming hallway with flagged floor, wooden paneling and door through to a sitting room, which provides plenty of space to sit and relax and includes a period stone fireplace with fitted Clearview wood burner, exposed timbering, wall lights and window to the front. A smaller study area or snug lies on the other side of the hall and again has a window to the front and door through to a well-organized kitchen. With plenty of cupboard space the kitchen includes a double oven, four ring gas hob and single drainer sink. Next door a dining room is ideal for entertaining and has glazed doors that lead out to the sun terrace. A good-sized utility with doors to both the front and rear, along with a cloakroom, then complete the ground floor space.

From the hall a staircase leads up to a first-floor landing with exposed timbers, built in airing cupboard access to roof space and window to one side. There are then two comfortable double bedrooms, with one having a wash hand basin making it ideal for guests. The third bedroom is currently used as a dressing room and includes a range of fitted wardrobes. All three



rooms are then supported by a family bathroom with all the usual fittings.

Outside

Nurses Cottage is set back from the village road with a low wall and pathway to the front door. The main garden lies at the rear and is well enclosed on all sides by stone walling and wooden fencing, with a gate providing direct access out onto the castle green which is ideal for dog walking. Immediately at the rear of the cottage a good-sized sun terrace provides a private space to sit and relax with low stone walling, a stone seat and well stocked borders with an array of plants and specimen trees. A path at one side passes a wood store, raised bed and an area of lawn and leads to a purpose built and insulated home office/ studio which provides a quiet area to work or relax. Internally it measures 11'3 x 9'4 and includes power, lighting and data points, with a door and window overlooking the gardens. Finally, a garden shed provides useful storage space.

Services and considerations

Mains water, electricity, and drainage. Oil fired central heating with an external boiler.

Tenure: Freehold

Council Tax Band: D

EPC Rating E 44/77

Mobile Phone Coverage (to be confirmed by client)

Broadband (to be confirmed by client)

Planning permission has been granted to erect a single storey extension to the rear of the property .

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.



Hallway leading through to sitting room and study





Well-equipped kitchen with supporting dining room





Bedrooms with supporting family bathroom







Directions

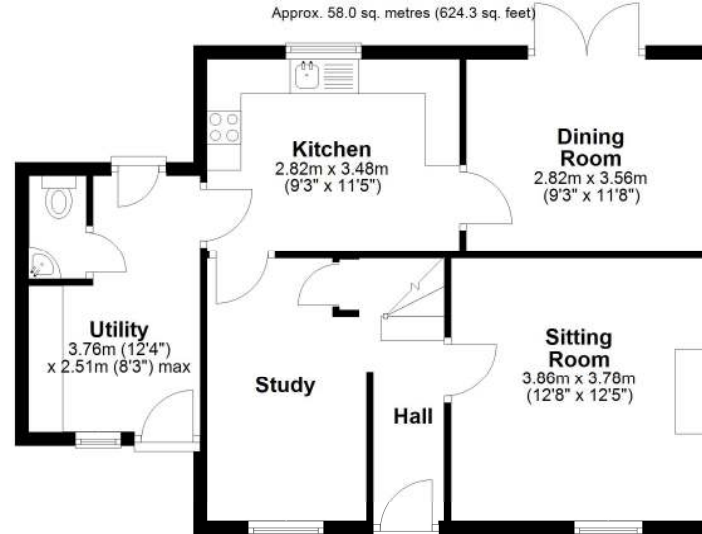
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From the centre of Weobley head towards Hereford, passing The Unicorn public house on the left and bear right into Hereford Road. Continue for a short distance and the cottage will be found on the right-hand side.



Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.5 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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