

4, Portland Street, Weobley, HR4 8SB  
Price £250,000

# 4 Portland Street Weobley

A delightful Grade II\* Listed, terraced, two bedroom property situated within the heart of the desirable village of Weobley, which boasts original character features and oodles of charm throughout. The property has been used as a home, a holiday let and rental providing the new occupier the opportunity to utilise as desired and is offered for sale WITH NO ONWARD CHAIN.

- Grade II\* Listed property
- Oodles of character and charm
- Living/dining/kitchen
- Two bedrooms
- Sought after village location
- NO ONWARD CHAIN

## Material Information

**Price** £250,000

**Tenure:** Flying Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** (null)

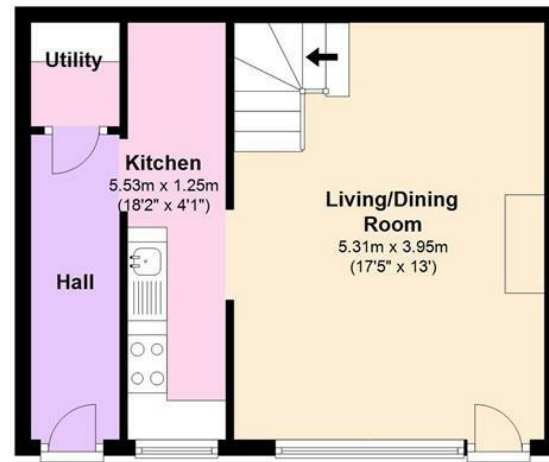
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Energy Performance  
Certificate not required  
on Listed Buildings

Please note that the dimensions stated are taken from internal wall to internal wall.

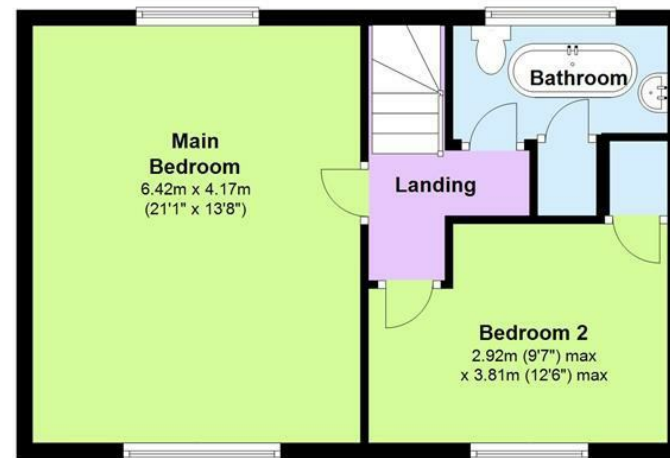
## Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



## First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 83.1 sq. metres (894.8 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Situated within Weobley, one of Herefordshire's most desirable villages is this beautifully presented Grade II\* Listed, mid terraced property. The property boasts high standard accommodation and features such as wooden flooring, exposed wall and ceiling timber beams. With light and bright accommodation comprising: entrance hall, open plan living / dining room, kitchen, utility, two bedrooms and family bathroom. The property is offered for sale with NO ONWARD CHAIN.

## Property Description

Stepping through the front door into this superb Grade II\* Listed building you are immediately greeted by original character and charm which flow throughout every room of the property. The entrance hall has space for coats and shoes and leads under a beautiful exposed timber beam to the kitchen which opens into the living room. The kitchen is fitted with wall and base units, an integrated dishwasher, electric cooker and hob. The utility room has space for a washing machine and fridge freezer. From the kitchen, you step down to the living room where there is also space for a table and chairs. There is a window and door to the front allowing natural light to flood the room.

The staircase rises to the first floor landing. Bedroom one is a grand double with a high vaulted ceiling boasting stunning exposed timbers including the cruck beams and dual aspect windows to each side. Bedroom two is a single still enjoying the high ceiling and benefits from a built in cupboard and access to a storage loft. There is a window to the front which has the original decorative timber. The family bathroom is fitted with a WC, basin and freestanding bath, an ideal place to sit and relax with a good book. There is an airing cupboard housing the boiler

## Parking

There is non-allocated on street parking.

## Services

Mains water, electricity and drainage. Electric heating.  
Herefordshire Council Tax Band C

## Location

The renowned black and white village of Weobley is one of the most sought after and picturesque villages in Herefordshire. The village has a thriving village community and is especially popular with tourists and walkers throughout the year. Weobley has a wealth of local amenities including shops, post office, butchers, restaurants and pubs also benefitting from primary and secondary schooling. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the City of Hereford where a variety of additional shopping, recreational and educational facilities can be found.

## Agents Note

Please note that there is a small flying freehold on the first floor. In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Directions

From Leominster take the A44 that turns into the A4112, keep going then turn left towards the village of Weobley, take the second left towards the village centre, then turn left into the main square, the property is located on the left hand side, facing the central square, just a few doors down from Jules Restaurant.

