



Dairy Farm, Meadow Street, Hereford, HR4 8SF
Price £795,000

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Dairy Farm, Meadow Street Hereford

An outstanding Grade II* listed, four double bedroom detached home with an attached annexe and outbuildings situated within the highly desirable village of Weobley. The original part of the Old Dairy dates back to the 1400's and boasts oodles of original character features including a stunning Cruck frame. More recently, a Border Oak extension has been added enjoying the modern benefits and boasting the character synonymous with the build. The annexe could be used for multigenerational living or as an Air BnB with the outbuildings providing the opportunity to use for stabling, restoration of a classic car or hobby space.

FEATURES

- Characterful detached home and annexe
- Outbuildings
- Grade 2* Listed
- Border Oak extension
- Three reception rooms
- Renovated to an extremely high standard throughout
- Highly sought after location

Material Information

Price £795,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: (null)

For more material information visit www.cobbamos.com

ENERGY PERFORMANCE
CERTIFICATE NOT
REQUIRED ON LISTED
BUILDINGS

Introduction

A renovated, extended, Grade II* Listed detached family home, annexe and outbuildings which is located in one of Herefordshire most sought after village of Weobley. The main property has accommodation comprising; boot room, kitchen, utility, boiler room, dining room, snug, hall, cloak room, sitting room, three double bedrooms and a shower room. The annexe which is accessed from the main house comprises; inner hall, kitchen, living room, shower room and double bedroom. There are two outbuildings. One of which is currently used for stabling and the other a tack room. The property is fully enclosed and has a large driveway and garden.

Property Description

The glass panelled door opens to the boot room which has space for coats and boots, shelves and a door opening to the kitchen. The kitchen has underfloor heating and is fitted with Harrison Pope, solid oak painted, wall, base units with granite worktops and an island which has an oak worktop. There is an electric AGA for cooking, an American style fridge freezer (available by separate negotiation), integrated dishwasher, electric cooker with separate hob and extractor above. A Butler sink has a window above overlooking the side. The utility room has additional base units with granite worktops and a composite sink. There's space for a washing machine and tumble dryer and a door which opens to the boiler room.

To the left of the kitchen, a step rises to the older part of the property. The dining room has a large brick fireplace inset with large wood burning stove creating a focal point to the already impressive room. There is a snug which also has a Clearview woodburning stove and dual aspect windows and could be used as a sewing room or home office. The original entrance, which is still in use, leads to the front of the property and there is a cloakroom fitted with WC and basin. From the kitchen a door opens to the sitting room which you can't help but be impressed by, with its high, vaulted ceiling, exposed timbers, fireplace with wooden mantle, flagstone hearth and inset with woodburning stove and dual

aspect windows including French doors to the side. it is a magnificent room. A door opens to the annexe where the furniture can be included within the sale by separate negotiation. The kitchen is fitted with base units with an electric hob, ceramic sink and space for a fridge. The living room has a tiled floor and window to the side. The oak staircase rises to the bedroom which is a double and has vaulted ceiling velux window and window to the side. On the ground floor is the shower room which is fitted with a WC, basin, shower cubicle with a raindrop shower head and chrome heated towel rail. From the dining room the staircase rises to the first floor landing where the cruck frame is exposed and you can see the craftsmanship. The landing has space to use as a reading area or to place decorative furniture. The main bedroom suite, is accessed via an inner hall and is part of the Border Oak extension, boasting elegant features. The inner hall has space for a vanity unit and has access to the bedroom which is a double with built in wardrobes and the en-suite fitted with WC, basin, shower cubicle with raindrop shower head and chrome heated towel rail. Bedroom two and three are both doubles with a family bathroom fitted with WC, basin and a bath with a shower over.

Outbuildings

There are two outbuildings of which one has been fitted with stabling (available by separate negotiation) and measures 13.24m x 10.14m. This could be used to house a classic car or to use as hobby space. adjoining this is another outbuilding which is being used as a tack room. There is light, power and water connected to both.

Garden and Parking

Double timber gates open into the driveway where there is ample parking for vehicles and leads to the outbuildings. There is a border stocked full of pretty shrubs, plants and trees and a lawned area. From the sitting room French doors open to the terrace which is paved and suitable for alfresco dining and entertaining in the warmer months. Around to north side of the property is an area laid to lawn which is enclosed by a stone wall.





Services

Mains water, drains and electricity are connected. Oil heating.
Herefordshire Council Tax band E

Location

Situated in the renowned black and white village of Weobley, which 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 in the summer months. Weobley has a wealth of local amenities including shops, post office, butchers, dentist, doctors surgery, regular bus service, 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 Hereford where a variety of additional shopping, recreational and educational facilities can be found.

Additional information

The vendor has rented the adjoining land. Any enquiries to carry this on would need to be made independently.



DIRECTIONS

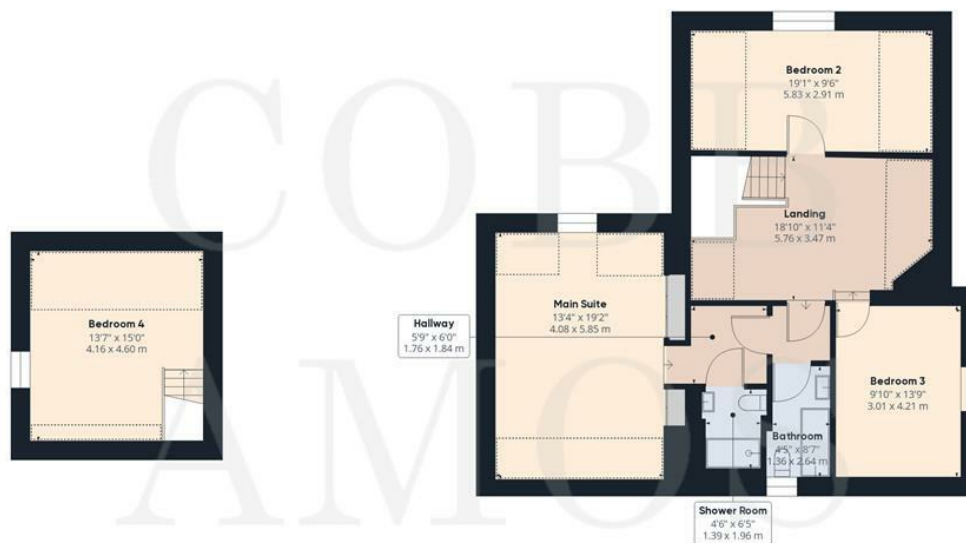
From Leominster take the A44 that turns into the A4112, keep going then turn left towards the village of Weobley. Continue onto Kington Road following into Meadow Street. The property is located on the left hand side after a short distance.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2654.02 ft²
246.57 m²

Reduced headroom

311.28 ft²
28.92 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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