



2, Portland Street, Weobley, HR4 8SB  
Price £385,000

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LAND & NEW HOMES

# 2 Portland Street Weobley

Attractively renovated Grade II listed property located in a prime spot in the centre of Weobley with a large garden to the rear. Sympathetically restored, creating a beautiful space with an abundance of character. Internal inspection considered essential to fully appreciate what is being offered.

- RECENTLY RENOVATED
- TASTEFULLY PRESENTED
- LARGE GARDEN TO REAR
- PRIME VILLAGE POSITION
- READY TO MOVE INTO
- HIGHLY SOUGHT-AFTER VILLAGE
- CLOSE TO AMENITIES

## Material Information

**Price** £385,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** (null)

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

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



*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

This beautifully restored Grade II listed property located in a prime position in the centre of Weobley within very easy reach of the array of amenities that the village has to offer. Having been sympathetically restored and upgraded to provide a cosy home throughout, with tasteful fittings and decor in keeping with the style and era of the property. Large garden to the rear.

## Property Description

As you enter the large reception hallway you have easy access straight through to the rear garden, to the upstairs landing area or to the three ground floor reception rooms. You also have the convenience of a ground floor W.C. The living areas are generously sized and flooded with light, while exposed timbers to most walls and ceilings really add to the charm. In areas, presumed original wattle & daub walling can be found. A wood burner compliments the oil-fuelled central heating in the colder months in the larger of the reception areas. The kitchen is entirely new and benefits from ample worktop & cupboard space, now opening directly onto a dining area, and benefiting from a breakfast bar/peninsula. A window above the sink overlooks the rear garden and provides ample natural light. The staircase provides easy access to the first-floor accommodation via a spacious landing area, which also leads to the modern bathroom suite. Upstairs you have three good sized double bedrooms. The bathroom is finished to a very high standard including Carrara marble tiles. The landing area also affords easy access to the large loft space, currently used for storage but holding the potential for conversion subject to the necessary permission being achieved.

## Garden

Generous in size and mainly laid to lawn, the rear garden is a good space for entertaining with space for outdoor seating and fully enclosed.

## Parking

On street public parking.

## Location

Situated in the heart of 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, butchers, dentist, doctors surgery, regular bus service, mechanics garage, 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. In addition There is a bus service every hour to Hereford.

## Services

Mains electricity, water and drainage.

Oil heating

Herefordshire Council Tax Band D

## Agents Note

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 where the property is located on the left hand side.



