

High House Meadow Street, Weobley, HR4 8SF
Guide price £575,000



Character & Country

PROPERTY SPECIALISTS



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Council Tax Band: F

Occupying a lovely position on the edge of Weobley village, an extensively renovated, extended and now restored to an exceptional standard by specialist builders, Grade II listed three storey house with lovely views over countryside and the village Church.

SITUATION AND DESCRIPTION

Weobley, one of Herefordshire's most beautiful villages known for its abundance of medieval properties and situated on the 'Black and White trail', is approximately 11 miles northwest of Hereford, 9 miles south east of Leominster and 9 miles south west of Kington. The village has many historic buildings including the church of St Peter and St Paul, the Old Grammar School and, in what was once the old court building, a small museum and heritage centre which offers insights into the village's rich history and heritage, showcasing artifacts and exhibits from the local area. The village is surrounded by picturesque countryside, with numerous walking trails offering stunning views and a chance to explore the natural beauty of Herefordshire. The Weobley circular walk (see link) takes in much of the village and several of the pubs for refreshments enroute. The village is very well served by many shops including a general store, independent butcher, several speciality shops and cafes, two public houses and an Indian restaurant, several hairdressers, beautician, doctors and dentist and both primary and secondary schooling, both held in high regard with 'good' Ofsted ratings.

Both Hereford and Leominster offer a wider range of services and amenities including mainline railway stations, hospital and medical facilities, leisure and recreational.

The property itself, situated within a conservation area, is a 17th Century Grade 2 listed house with accommodation across three floors. It occupies a beautiful edge of village location with superb views both over open countryside and towards the village Church of SS Peter and Paul. has been extensively renovated over the past two years or so by the current vendors. A comprehensive list of these works is available upon request from the agents offices.

ENTRANCE VESTIBULE

With window to front and side elevations, tiled floor, part glazed front door with window to

INNER HALL

With tiled floor, stairs to first floor, double panelled radiator, original wall panelling, understairs storage cupboard with light and meters, doors off to

SITTING ROOM

With bay window to front elevation, window to side elevation, two radiators, fireplace, through floor domestic home lift to first floor, wood panelled floor.

LIVING ROOM

With multi-fuel burner in open fireplace, exposed ceiling timbering, fireplace with carved oak surround and mantle, door to rear paved terrace, window to side elevation, two double panelled radiator, tiled floor, part glazed door to

REAR LOBBY

with step up door to

BOILER ROOM

With oil fired central heating boiler and shelving, door to terrace, door to

KITCHEN/UTILITY

Fitted with a range of wood fronted wall and base units with quartz worktop, space for fridge and freezer, Belfast sink with mixer tap over and space for automatic washing machine, double panelled radiator, electric cooker point, window to side elevation, spotlighting,





GARDEN ROOM/DINING KITCHEN

with tiled floor, further wood fronted wall and base units incorporating ceramic 1.5 bowl sink unit with mixer tap over, space and plumbing for dishwasher, induction hob, radiator, tiled floor, recessed ceiling spot lighting, double doors onto paved terrace, concealed convector unit heating.

From the entrance hall staircase with ornate bannister to

FIRST FLOOR



SMALL LANDING

With double panelled radiator, window to side elevation , exposed timbering and door off to

BEDROOM

With window to rear elevation, double panelled radiator , shelving , original Victorian fireplace, views over the garden.

WARDROBE ROOM/ SINGLE BEDROOM

With extensive concealed hanging rails and shelving, window to front elevation , exposed wood floor.

INNER LOBBY

With airing cupboard with shelving and door to

BEDROOM

Situated to the front with original bedroom fireplace, lift to ground floor, windows to side and front elevations with beautiful views over open farmland toward the village Church, radiator, exposed wood floor, exposed wall and ceiling timbers.

SHOWER ROOM

Fitted with low level WC, pedestal wash hand basin, shower cubicle, radiator, towel rail and recessed medicine cupboard.

From the Inner Landing stairs lead up to the

SECOND FLOOR

With two window to side elevation at half turn.

SECOND FLOOR LANDING

With wealth of exposed wall and ceiling timbers, loft access point, exposed wood floor and doors to

MASTER BEDROOM

Situated to the front with part pitched ceiling, a wealth of exposed timbers, beautiful views towards the village Church, under eaves storage cupboards, two double panelled radiators.

BEDROOM FOUR

With window to rear elevation with beautiful views over the gardens and countryside beyond, additional velux window, part pitched ceiling with original wall and ceiling timbers, double panelled radiator.

BATHROOM

With window to rear elevation again enjoying lovely views, low level WC, wash hand basin, shower over panelled bath, medicine cabinet, recessed ceiling spotlighting.

OUTSIDE - FRONT

To the front of the property steps lead up to the front entrance door with a small lawned area and floral border. Immediately adjacent is a paved parking area providing parking for approximately 2/3 vehicles and giving gated access to the rear gardens. and garage.

DETACHED GARAGE

With double swinging doors, personal entrance door, power and light, concreted floor.

OUTSIDE - REAR

The gardens form a very special feature to the property being sub-divided into distinct sections and adjoining open countryside. There is a large vegetable garden with poly-tunnel, extensive raspberry canes, Bay tree, various mature Ash trees, Apple trees. Lean-to Greenhouse , timber Storage Shed with water storage collection tank, adjacent to which is a small composting area. Additional composting and garden waste area all enclosed withing rabbit proof fencing and with personal gated access. Former flower bed/rockery now requiring some TLC, Laurel/Yew hedging, additional Apple tree.

Heading down into the main lawned garden area again gated access, Willow tree and Twisted Willow, Yew hedge and archway , lawned garden with floral borders. Various perennial plants and shrubs. Concealed oil tank, feature lighting, Fig tree , steps and gravelled pathway with two private and shaded seating areas. Outside cold water tap and exterior lighting

SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG for cooker

LOCAL AUTHORITY

Band F Herefordshire County Council

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.









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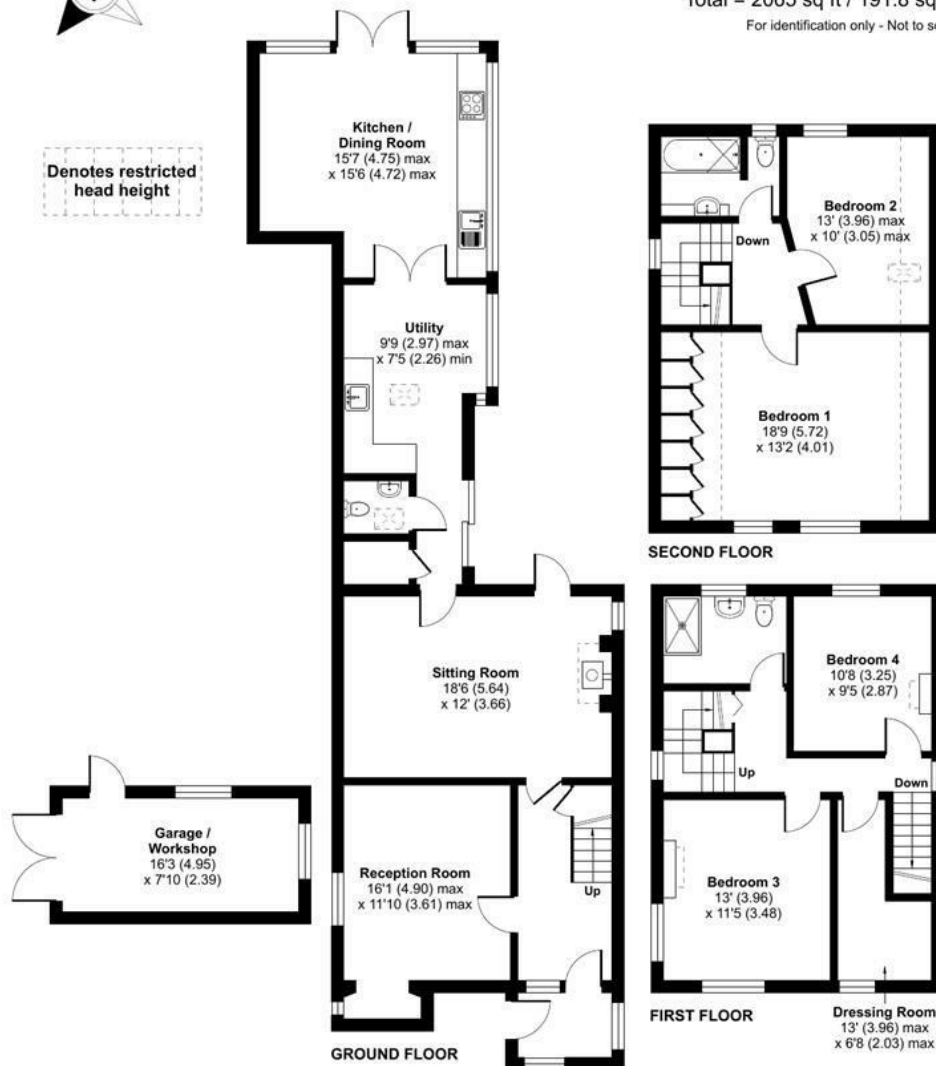
Meadow Street, Hereford, HR4

Approximate Area = 1830 sq ft / 170 sq m
Limited Use Area(s) = 107 sq ft / 9.9 sq m
Garage = 128 sq ft / 11.9 sq m
Total = 2065 sq ft / 191.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Character & Country. REF: 1195131

- **GRADE II LISTED EXTENSIVELY RENOVATED AND RESTORED FOUR BEDROOM FAMILY HOUSE**
- **EDGE OF VILLAGE LOCATION WITH VIEWS OVER BOTH COUNTRYSIDE AND ST PETER AND ST PAUL CHURCH**
- **LARGE GARDENS ADJOINING OPEN FIELDS, APPROX ONE THIRD OF AN ACRE IN ALL**
- **OFF ROAD PARKING AND DETACHED GARAGE**
- **LEOMINSTER 9 MILES • LUDLOW 21 MILES • HEREFORD 13 MILES APPROX**
- **EXTENSIVE RENOVATION WORKS PROFESSIONALLY COMPLETED - COMPREHENSIVE LIST AVAILABLE AT THE AGENTS OFFICE**
- **WHAT3WORDS FLEXIBLY.SLOPING.DECKING**