

High House Meadow Street, Weobley, HR4 8SF
Guide price £495,000



Character & Country
PROPERTY SPECIALISTS



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Council Tax Band: F

Occupying a prime spot on the edge of Weobley, this beautifully restored Grade II listed home blends historic charm with modern craftsmanship. Expertly renovated and extended by specialist builders, it now offers exceptional living across three storeys, with stunning countryside views and a perfect outlook over the village church.

SITUATION AND DESCRIPTION

High House is a striking 17th-century Grade II listed home, perfectly positioned on the edge of Weobley within a conservation area. With accommodation spread across three floors, it enjoys breathtaking views over open countryside and towards the village's historic Church of St Peter and St Paul.

Meticulously restored over the past two years by specialist builders William Powell & Co, with structural oversight from renowned engineers O'Brian & Price, the property has been sympathetically renovated to an exceptional standard. A full list of works is available on request.

Weobley is one of Herefordshire's most picturesque villages, famed for its wealth of medieval architecture and its place on the renowned Black and White Trail. Surrounded by stunning countryside, it offers a thriving community with a variety of independent shops, cafés, a butcher, a general store, two pubs, an Indian restaurant, hairdressers, beauticians, a doctor's surgery, a dentist, and well-regarded primary and secondary schools. The village also has a rich heritage, showcased in its small museum and heritage centre, as well as the historic Old Grammar School.

For those who love the outdoors, Weobley is a gateway to scenic walks, including the popular Weobley Circular Walk, which meanders through the village and offers opportunities to enjoy refreshments along the way. Despite its rural charm, Weobley remains well connected, with Hereford (11 miles), Leominster (9 miles), and Kington (9 miles) all within easy reach, offering further amenities, mainline railway stations, and leisure facilities.

High House offers a rare opportunity to own a beautifully restored historic home in one of Herefordshire's most sought-after villages, combining period character with modern comfort in an idyllic setting.

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 convactor 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

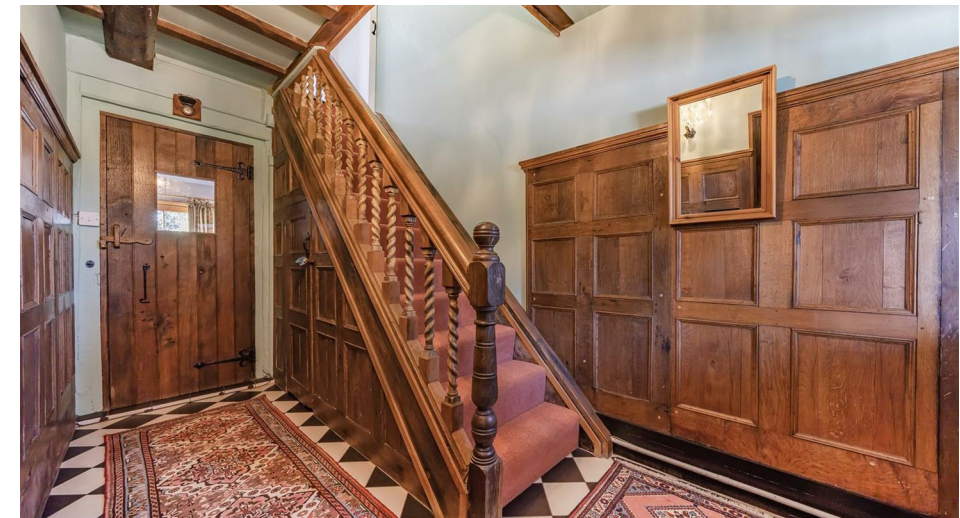
LOCAL AUTHORITY

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.







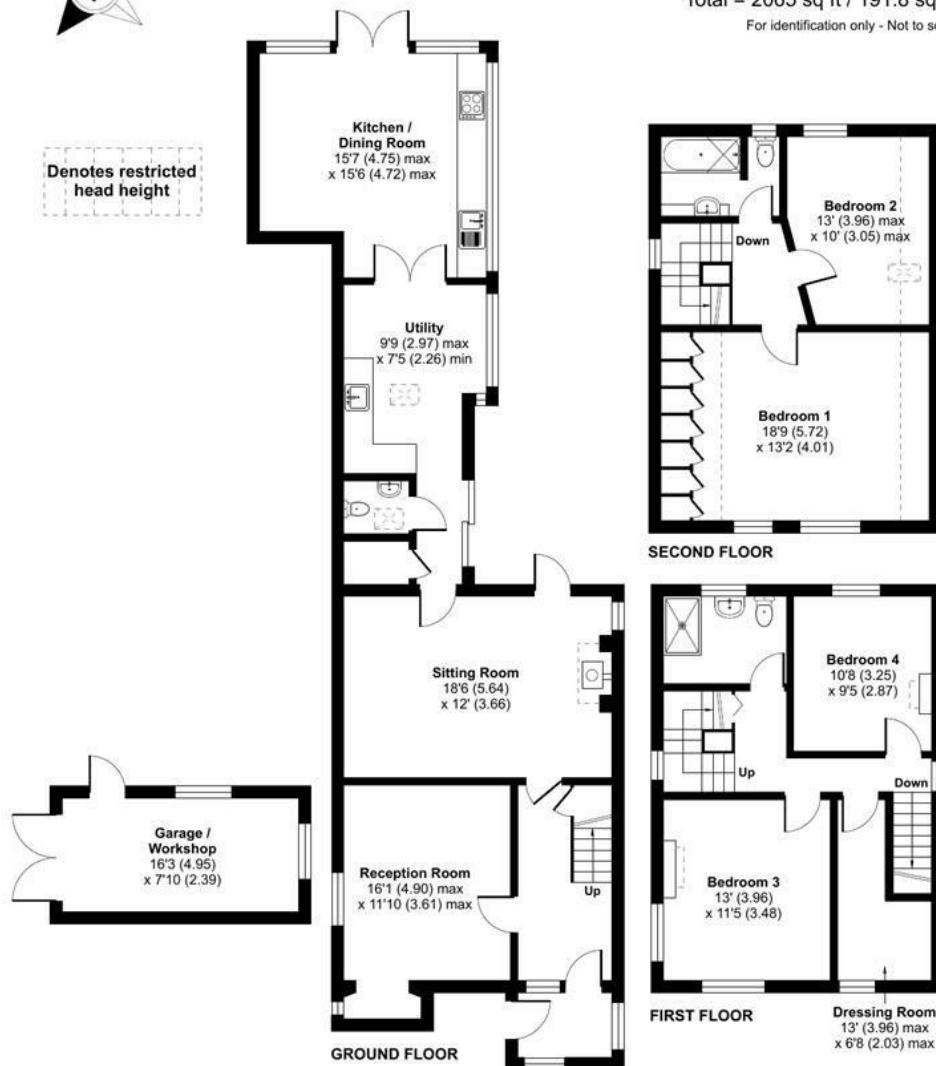
Meadow Street, Hereford, HR4

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



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- **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**



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