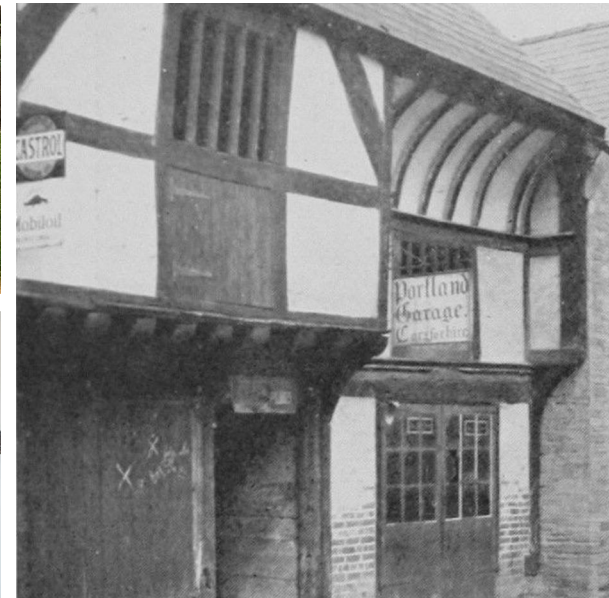
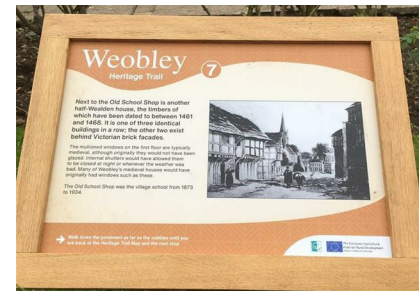


4 Portland Street, Weobley, Hereford, Herefordshire, HR4 8SB  
Guide price £235,000





4 Portland Street, Weobley, Hereford, Herefordshire, HR4 8SB

Guide price £235,000

Council Tax Band: C

***A beautiful terraced character cottage dating back to 1472 in the heart of the well equipped village of Weobley, one of Herefordshires renowned 'Black and White Trail' villages***

### **SITUATION AND DESCRIPTION**

Weobley, one of Herefordshires 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 offers a beautiful example of a 'half-wealden'. The medieval occupant would have had a compact two bay building comprising two 'halls' which offered both a home and commercial potential. The recessed section on the right was the hall with an open hearth, and on the left, two shuttered windows of the shop with, jettied above it, the 'solar chamber' – not solar as we now use the word, but in medieval times a solar (or sollar) was simply a room above the hall designed as private living and sleeping quarters and usually access via a ladder!

The property has been beautifully renovated to now provide a home brimming with character which has been restored and modernised and now offers a lovely open plan kitchen/dining/living area with a useful hidden away utility cupboard on the ground floor and an impressive master bedroom with a vaulted ceiling and second bedroom with storage along with a modern bathroom. The period features such as the original ogee door heads, chamfered mullioned windows and cusped roof trusses sit alongside the modern day fitted kitchen units and bathroom to create comfortable living with a feeling of stepping back in time when you look through the master bedroom windows!!

In more detail the property comprises:

### **ENTRANCE HALL**

Electric radiator, wealth of exposed wall and ceiling timbers with the two original ogee door heads clearly visible, wood floor. Open arch to kitchen and latch door to

### **UTILITY**

With space and plumbing for automatic washing machine and fridge freezer, Work surface space, consumer unit.

### **KITCHEN BREAKFAST ROOM**

Fitted with a range of base units incorporating stainless steel single drainer sink unit with mixer tap over, integrated dishwasher, ceramic tiled floor, Leisure electric oven, hob and extractor, window to front elevation and blind, with to the opposite end space for a small breakfast table or dresser unit. Fitted plate rack. Step down to

### **SITTING ROOM**

Windows and door to front elevation. original wood floor, two pendant and wall light points.

### **LANDING**

With open tread staircase from the ground floor

### **MASTER BEDROOM**

With windows to front and rear elevations and lovely views, a superb room with vaulted ceiling and electric radiator.

### **BEDROOM TWO**

A small double , again full height ceiling with storage and radiator. Window to front elevation.

### **BATHROOM**

Free standing slipper style bath, pedestal wash hand basin and WC. Window to rear elevation, ;adder style towel radiator, illuminated mirror, extractor, airing cupboard with water cylinder and control unit for in demand hot water system.

### **AGENTS NOTE**

The property has a small flying freehold to the first floor. Parking is on street on a first come first served basis. The property has no outside space however is immediately opposite a council maintained lawned amenity area with benches.

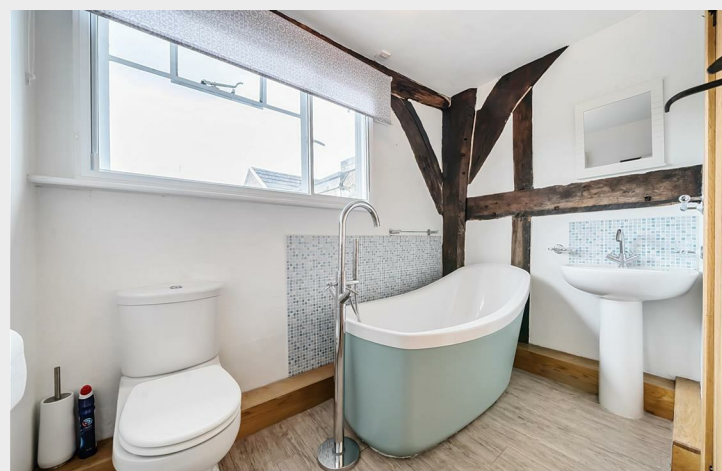
### **SERVICES**

Mains water, electricity and drainage. Electric heating.









## LOCAL AUTHORITY

The Herefordshire Council Tax band C

## 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.





PORTLAND STREET  
 DRAMATIC CHANGES IN THE CENTRE  
 OF THE VILLAGE TOOK PLACE WHEN THE  
 MARKET HOUSE & OTHER BUILDINGS  
 WERE DEMOLISHED & THE REMAINDER  
 LATER BURNT DOWN.  
 THE CURVED BEAMS AT THE NORTHERN  
 END OF WEOBLEY STORES CAN BE  
 IDENTIFIED IN THIS PICTURE.





## Portland Street, Weobley, Hereford, HR4

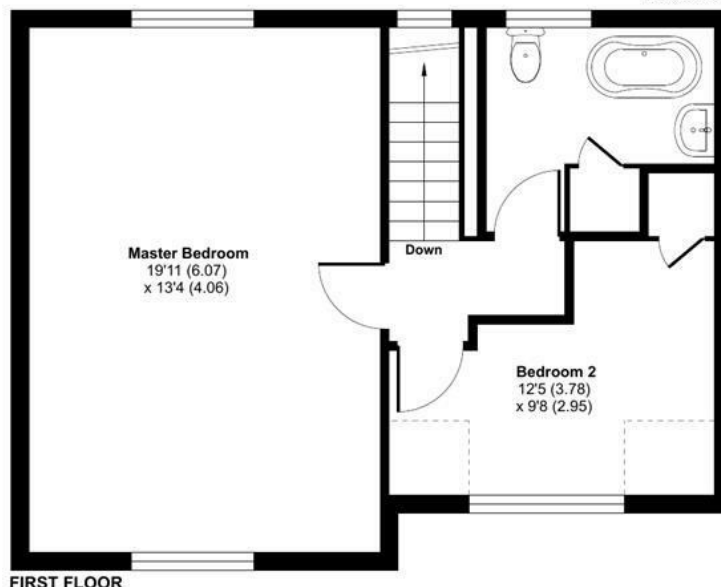
Denotes restricted  
head height

Approximate Area = 856 sq ft / 79.5 sq m

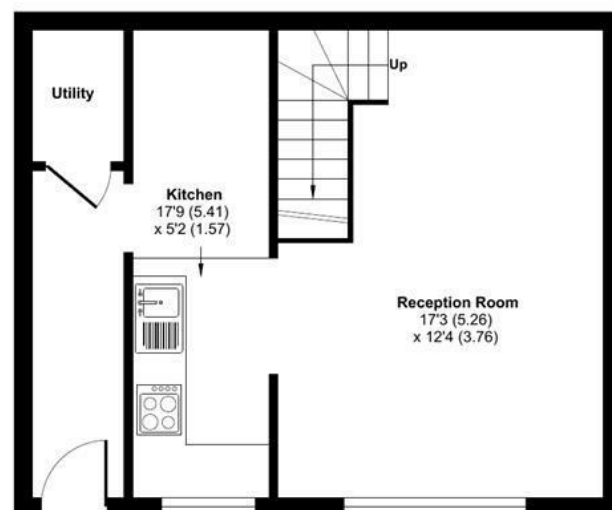
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 875 sq ft / 81.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2024. Produced for Character & Country. REF: 1158576

- CHARMING GRADE II\* LISTED TERRACED COTTAGE IN THE HEART OF THE VILLAGE
- IDEAL INVESTMENT, RENTAL OPPORTUNITY, POTENTIAL HOLIDAY LETTING UNIT
- LOVELY OPEN PLAN KITCHEN/SITTING ROOM WITH ADDITIONAL SPACE FOR BREAKFAST TABLE AND UTILITY CUPBOARD
- FITTED KITCHEN WITH COOKER, HOB AND EXTRACTOR, DISHWASHER REMAINING. UTILITY WITH WASHING MACHINE AND FRIDGE FREEZER.
- SUPERB IMPRESSIVE MASTER BEDROOM AND SECOND BEDROOM WITH STORAGE. MODERN FITTED BATHROOM
- WEALTH OF EXPOSED TIMBERING DATING BACK TO 1472, ORIGINAL OGEE DOOR HEADS, VAULTED CEILING TO MASTER BEDROOM
- NO ONWARD CHAIN. PLEASE SEE LINK TO 3D TOUR!
- LOVELY VIEWS TO THE REAR FROM MASTER BEDROOM AND OVERLOOKING THE FORMER MARKET PLACE
- BUSTLING WELL EQUIPPED VILLAGE AND EASY ACCESS TO LARGER CENTRES OF HEREFORD, LEOMINSTER AND KINGTON
- FIXED WIRELESS INTERNET AND VERY GOOD MOBILE PHONE SIGNAL INSIDE AND OUT



**Character & Country**

PROPERTY SPECIALISTS

5 Bridge Street  
Hereford  
Herefordshire  
HR4 9DF

01432 278278

hereford@characterandcountry.co.uk

www.characterandcountry.co.uk