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74 Bearcroft, Weobley, Herefordshire, HR4 8TD

'Situated in the popular village location of Weobley a spacious four bedroom detached family home which has been extended to provide good sized living accommodation with the added benefit of oil central heating, double glazing, off road parking, double garage and enclosed rear garden'

NEW INSTRUCTION

£530,000.00 (Freehold)

Residential Sales and Lettings

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LOCATION

Bearcroft is a development of residential properties which is set close to the heart of the village of Weobley in glorious north west Herefordshire countryside. The village is a jewel in the black and white village trail. In the centre of the village there are a range of historic dwellings together with a variety of amenities including shops, a general store, butchers, tea rooms, public house and restaurant. There is also a primary and secondary school, doctors surgery, dental surgery together with three churches, a village hall and playground. Bearcroft is set just off the village centre, between the church and the thriving heart of the village and yet in a very quiet and peaceful position with its own established and enviable garden areas. The Cathedral City of Hereford and the market town of Leominster combined offer a fuller range of shopping, leisure and recreational facilities together with educational establishments, bus and railway stations.

DESCRIPTION

The subject property has been extended over the years to provide ample living accommodation. The property has been updated with double glazing, oil central heating and the accommodation includes entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, utility, first floor landing with four bedrooms en-suite to the master bedroom with family bathroom, off road parking, double garage and enclosed rear garden. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall with panelled radiator, storage cupboard, wooden flooring, stairs to the first floor, coved ceiling, understairs storage cupboard and door to the sitting room.

Sitting Room

7.95m (26'1) (maximum) x 3.63m (11'11) (maximum)

With side aspect double glazed window and front aspect double glazed bay window, gas fire with decorative surrounds, six wall lights, two panelled radiators, television point and coved ceiling.



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Dining Room

5.18m (17'0) x 3.61m (11'10)

With rear aspect double glazed window, French doors to the garden, two panelled radiators, three wall lights and coved ceiling.

Study

3.63m (11'11) x 2.87m (9'5)

With rear aspect double glazed window, coved ceiling, panelled radiator and three wall lights.



Kitchen/Breakfast Room

4.95m (16'3) x 4.55m (14'11) (maximum)

With two rear aspect double glazed windows and one side aspect double glazed window, stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall and drawer units, integrated electric double oven and electric hob with cooker hood over, inset spot lights, space for dining table, plumbing and space for dishwasher, tiled flooring, panelled radiator and door to utility room.



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Utility Room

5m (16'5) x 1.85m (6'1) (maximum)

With side aspect double glazed window, plumbing and space for washing machine, space for fridge freezer, tiled flooring and door to the double garage.

Cloakroom

With front aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, panelled radiator, coved ceiling and tiled flooring.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space which is boarded, doors to bedrooms and bathroom, front aspect double glazed window, coved ceiling, panelled radiator and door to:

Bedroom 1

4.47m (14'8) x 3.18m (10'5)

With rear aspect double glazed window, two built-in double wardrobes, storage cupboard, panelled radiator, coved ceiling and door to en-suite shower room.

En-Suite Shower Room

With side aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment, low flush wc, pedestal mounted wash hand basin, shower cubicle, partially tiled wall surround, coved ceiling and tiled flooring.



Bedroom 2

3.58m (11'9) x 3.07m (10'1)

With rear aspect double glazed window, panelled radiator, built-in double wardrobe and coved ceiling.

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Bedroom 3

4.01m (13'2) x 2.84m (9'4) (plus door recess)

With rear aspect double glazed window, panelled radiator, built-in double wardrobe and coved ceiling.



Bedroom 4

3.07m (10'1) x 2.97m (9'9)

With front aspect double glazed window, panelled radiator, built-in double wardrobe and coved ceiling.

Bathroom

3.15m (10'4) x 2.03m (6'8)

With front aspect double glazed window, suite comprising panel enclosed bath, low flush wc, pedestal mounted wash hand basin, shower cubicle, partially tiled wall surround, panelled radiator, coved ceiling and shaver point.



OUTSIDE:

To the front of the property is a lawn garden with various shrub borders, box hedging and gravel section with block paved driveway giving access to the DOUBLE GARAGE (18'3 max x 15'8) with up and over door, power, lighting and personal door to the utility room.

To the immediate rear of the property is a patio leading to the main garden which has a landscaped lawn. There is a slate border with water feature and bridge over leading to a seating area. There are various raised shrub borders. The garden is enclosed by fencing to provide a degree of privacy. There is a side access path and gate giving access to the front of the property where the oil tank is located.



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SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. There is an oil fired central heating system. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND E

Payable to Herefordshire Council

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Three Elms Road and on reaching the traffic lights turn left onto Roman Road and immediately right signposted Burghill. Follow through the villages of Burghill and Tillington, continue along the road until reaching the village of Weobley. Continue through the village at the sharp left hand bend take the right hand turn and then first left into Bearcroft. Continue to the cul-de-sac where the property is indicated on the right hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

23rd February 2024

ID37827

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

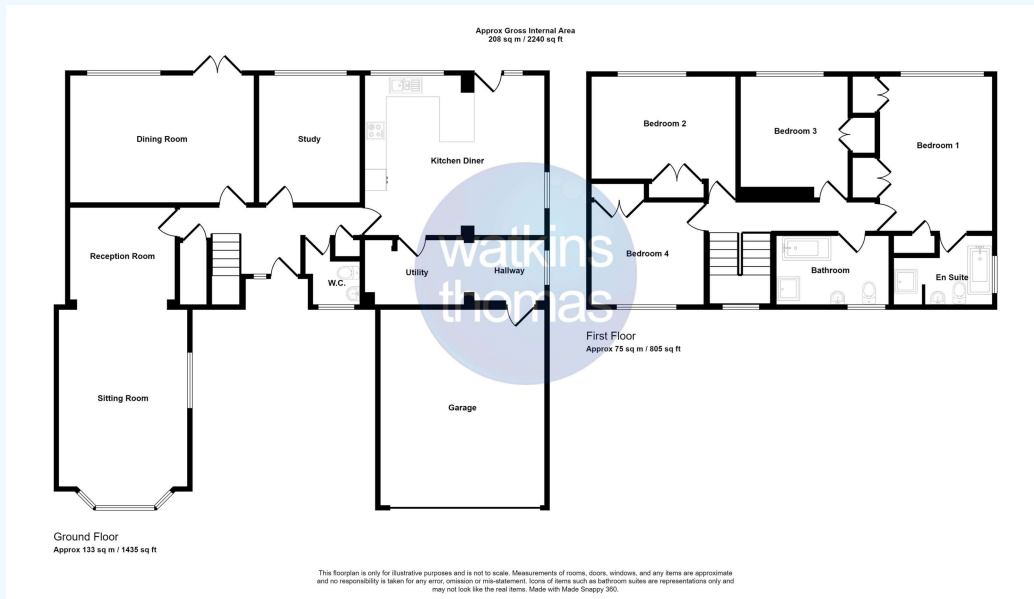
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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