



The Parsonage Wellington, Hereford, HR4 8AZ



**Sunderlands**  
Residential Rural Commercial





**The Parsonage  
Wellington  
Hereford  
HR4 8AZ**

**Summary of Features**

- Village location
- 4 Bedrooms
- 3 Reception rooms
- Workshop & garage
- No onward chain
- An iconic looking and imposing 17th Century former farmhouse
- Grade II listed building

**Asking Price £600,000**

An iconic looking and imposing Grade II 17th Century former farmhouse which sits adjacent to the village Church in private and very well established gardens, boasting generous four bedroom accommodation with three reception rooms, kitchen / breakfast room, utility room and a series of impressive stores / workshops and double garage.

The property offers a huge amount of character including the iconic timber frame with infill plasterwork and large stone fireplaces. The property would provide ideal accommodation for those looking to work from home and even those with keen motoring interests given the stores, workshop and double garage.

**Situation**

The Parsonage lies in the centre of the village adjacent to the village church and is accessed along the main village road. The excellent village amenities are therefore all within walking distance and these include a popular and well used village hall at the busy recreation ground, the aforementioned church, primary school and village store with post office.

Wellington village comprises a mixture of aged properties and there are some delightful walks throughout the village and across adjoining countryside.

Wellington village can be found just off the A49 approximately 4 miles north of Hereford fringes. The Market Town of Leominster lies approximately 7 miles to the north and there are good road networks travelling east towards the M5 and M50.

**Accommodation**

Accessed from the rear, a glazed covered seating area ideal for entertaining has a door opening into:

**Kitchen / Breakfast Room**

4.9 x 2.9 (16'0" x 9'6")

Having a matching range of wall and base units, work surfaces, sink drainer unit, space for appliances, window to the rear and door to:

**Inner Hallway**

Having flagstone floors and opening into a further inner hallway, with door to:

**Formal Sitting Room**

3.5 x 5.07 max (11'5" x 16'7" max)

L-shaped room with large stone fireplace and insert wood burner and windows and doors to the front.

From the Inner Hallway stairs lead to the First Floor as well as the cellar, with a feature bread oven and door opening into:

**Dining Room**

4.08 x 3.85 (13'4" x 12'7")

Having stone fireplace, window to the front, door to Entrance Hall and Front Porch. Door to:

**Study**

2.9 x 4.08 (9'6" x 13'4" )

Having door and window to the rear to the covered seating area.

From the Kitchen / Breakfast Room a door opens into:

**Utility**

Having base units, work surface, sink drainer unit, window to the rear and door to:

**WC**

With WC and window to the rear.

**Storeroom**

2.8 x 3 (9'2" x 9'10")

Having double doors to the rear (onto the driveway) and double doors opening into the:

**Internal Workshop**

5 x 4.4 (16'4" x 14'5")

Having light and power, concrete floor and door to:

**Storeroom**

4.2 x 3.5 (13'9" x 11'5")

Having doors and windows to the front onto the front garden.

From the workshop a door leads to the side alley / storage area and windows to the front and rear and door to:

**Steel Framed Double Garage**

5.5 x 5.67 (18'0" x 18'7")

Having light, power, concrete floor, two double opening doors to the front and a single personal door to the rear.







From the Inner Hallway a stone staircase leads to:

### **Cellar**

2.9 x 4.08 (9'6" x 13'4")

Having flagstone floor and providing ideal storage space and coal chute to the rear (into the covered seating area).

### **First Floor Landing**

Having window to the rear and door to:

### **Bedroom 1**

4.2 x 3.8 (13'9" x 12'5")

Having windows to the front and side and opening into:

### **WC**

With WC and wash hand basin.

### **Bedroom 2**

4.2 x 3.2 (13'9" x 10'5")

Having windows to the side and rear.

From the principal landing steps lead to:

### **Inner Landing**

Giving access to:

### **Bedroom 4**

4.2 x 2.7 (13'9" x 8'10")

Having feature stained glass interior windows, window to the front and exposed stonework from chimney.

### **Family Bathroom**

Having white suite comprising bath, WC, wash basin with vanity unit and airing cupboard. Velux window.

### **Shower Room**

With walk-in shower unit, WC, wash basin, window to the front and door leading to:

### **Bedroom 3**

5.4 x 4.5 (17'8" x 14'9")

A superb converted room having a bank of built-in storage cupboards, Velux windows to the front and rear, exposed modern timber frame and door leading to exterior steps leading to the front parking area / courtyard.

### **Outside**

Accessed from the main village road a 5-bar gate opens onto a tarmac drive providing off-road parking and turning for several vehicles.





There is a timber garden shed with double opening doors to the front providing ideal garden storage with a gravel path providing access to a principal lawned garden which has areas laid to established borders with shrubs and trees.

The beautiful Wellington church towers over the garden providing a beautiful backdrop. A gate from the drive leads into a small courtyard where there is a personal door into the rear of the garage. A pedestrian gate from the village road pavement leads into the front garden which is currently laid to lawn having tall and well established hedge borders, path to the front door, shrub areas and further gate into front parking area.

**Services**

All mains services are connected.

**Tenure**

Freehold.

**Directions**

Leave Hereford travelling north on the A49 for approximately 4 miles taking the left hand turn into Wellington village. Continue for approximately ½ mile and after passing the church on the right hand side The Parsonage entrance will be found immediately on the right.

**Viewing**

Strictly by appointment with the Agents.

**Important Notice**

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property









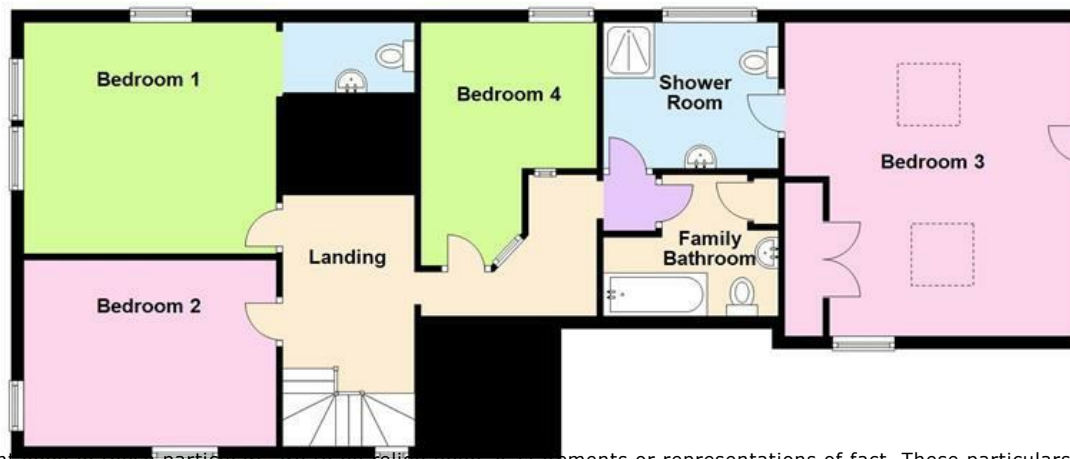




Ground Floor



First Floor



## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk

### Hay-on-Wye Branch

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.