



1 The Old School, St. Weonards, Herefordshire, HR2 8NU



# 1 The Old School St. Weonards Herefordshire HR2 8NU

## Summary of features:

- Two-bedroom cottage
- Well presented accommodation
- Picturesque countryside views
- Conveniently located
- Grade II Listed
- Recently renovated
- Successful holiday let
- No onward chain

**Price Guide £285,000**

### Situation

1 The Old School enjoys an idyllic location in the rural Herefordshire village of St. Weonards, while still offering easy access to a number of nearby towns and cities. The cottage benefits from picturesque countryside views and overlooks the village church. The local village shop is only a stones throw away offering excellent convenience. The property is conveniently positioned for Hereford, Monmouth, Ross-on-Wye, Cardiff, and Chepstow, ensuring a blend of countryside living with regional connectivity. In addition, the M4 and M40 motorways, accessible via Newport and Chepstow, provide excellent transport links, making national travel straightforward. This makes the property ideal for those seeking a peaceful setting without sacrificing accessibility.

### Description

1 The Old School is a charming Grade II Listed end terrace cottage, which has been recently tastefully redecorated throughout. The property offers well-appointed accommodation briefly comprising a spacious kitchen/dining area, cosy living room, large modern bathroom, and two generous double bedrooms. Externally the property benefits from a lawned garden, patio area, outhouse, and private parking for one vehicle. Whether you are looking for a starter home, an investment opportunity, or a quaint holiday retreat, this house is sure to capture your heart.

### Accommodation

#### Entrance Hall

Spacious entrance with laminate flooring, central heating radiator, glazed window and external door, internal staircase to the first floor, and doors leading to:

#### Kitchen/Diner

The kitchen benefits from natural light through the three glazed windows and external door. It is equipped with cream wooden base cabinets, splash-back tiling, worktops, an electric fan oven with an induction hob and cooker hood, double ceramic sink, laminate flooring, and central heating radiator.

#### Living Room

The living room is situated on a lower level accessed down two steps featuring a fireplace, glazed window, and laminate flooring.

#### Stairs to first floor:

#### Hallway

Wide carpeted hallway with bannister leading to:

#### Bedroom 1

Large double bedroom with carpet flooring, glazed window, and central heating radiator.

#### Bathroom

Contemporary bathroom with large walk in shower, pedestal wash basin, WC, splash-back tiling, extractor fan, frosted window, central heating radiator, and laminate flooring.

#### Bedroom 2

Large double bedroom with carpet flooring, fireplace, glazed window, and central heating radiator.

### Outside

The cottage has small lawned areas at the front and rear, along with a patio perfect for relaxing while overlooking the picturesque Herefordshire countryside. The property also has an outhouse providing convenient outdoor storage.

### Services

The property is served by mains water, mains electricity, mains drainage, and LPG central heating. The property also benefits from fibre broadband.

### Holiday Let Use

The vendors have recently been letting the cottage as a very successful holiday let business. The house has a very high occupancy rate and more details of the let periods and annual income can be provided upon request.

### Directions

From Hereford take the A49 south and after approximately 5 miles take the right hand turn signposted Monmouth A466. Continue along this road for just over 5 miles and then once you reach the village of St. Weonards take the right hand turning at the T-junction the property can be found on the right-hand side.

Postcode: HR2 8NU

What3Words:///lights.crunching.compose

### Local Authority

Herefordshire Council - 01432 260000

Council Tax Band "C"

### Tenure

Freehold with vacant possession upon completion.

### Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

### Viewing

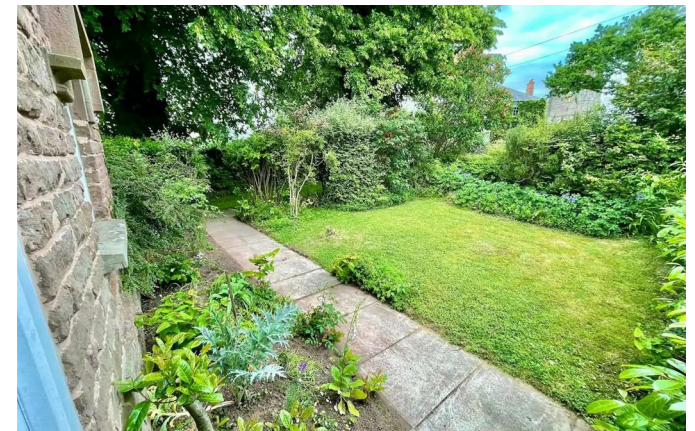
Strictly by appointment with the Agents.

### Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

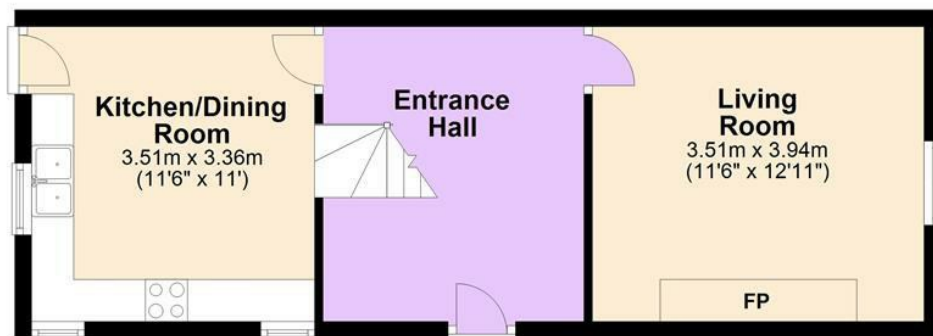
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### Ground Floor



### First Floor




Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

### Sunderlands

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