



Brook Cottage, Bell Square, Weobley, HR4 8SE
Price £350,000

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Brook Cottage, Bell Square Weobley

OFFERS INVITED - Detached black and white cottage (recently featured in the award winning film 'Hamnet') and set in the sought-after and well-serviced village of Weobley. Situated within very easy reach and walking distance of local shops, doctors surgery and dentist as well as cafes and restaurants. Benefitting from beautiful gardens and attractive views of the church. Early viewing considered essential.

FEATURES

- CENTRAL VILLAGE LOCATION
- WELL-SERVICED VILLAGE
- GRADE II LISTED CHARACTER COTTAGE
- BEAUTIFUL GARDEN
- WALKING DISTANCE TO AMENITIES

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: F (37)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Introduction

We offer for sale this attractive detached cottage in hugely popular Weobley at a competitive and realistic asking price. Offering traditional accommodation throughout this cosy cottage represents an ideal opportunity for those buyers seeking convenient village living in the heart of the black and white trail in beautiful Herefordshire. The property occupies an elevated position in Bell Square with a useful workshop as well as a garage area at road-level, ideal for storage and also as a wood store. Super gardens to the rear with patio and lawned areas, ideal for enjoying the sunshine and dining al fresco. Internal inspection highly recommended.

Property Description

Garden

A real feature of this cosy home is the garden at the rear, which is of a good size with patio and lawned areas surrounded by pretty borders and flower beds. A super space to sit and enjoy the sunshine and birdsong.

Services

Mains water, drainage and electricity. Oil heating.

Herefordshire Council Tax Band E

Location

Situated in the renowned black and white village of Weobley, which is one of the most sought after and picturesque villages in Herefordshire. The village has

a thriving village community and is especially popular with tourists and walkers in the summer months. Weobley has a wealth of local amenities including shops, post office, butchers, dentist, doctors surgery, regular bus service, restaurants and pubs also benefitting from primary and secondary schooling. The village is located approximately 9 miles from the market town of Leominster and 11 miles from Hereford where a variety of additional shopping, recreational and educational facilities can be found.

Broadband

Broadband type Highest available
download speed Highest available upload speed Availability
Standard 23 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available
Unlikely

Networks in your area - Openreach
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data
EE None None
Three None None
O2 Likely Limited
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Limited



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O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

what3words

///: butter.cocoons.trout

DIRECTIONS

From Leominster take the A44 that turns into the A4112, keep going then turn left towards the village of Weobley. Continue onto Kington Road B4230 following into Meadow Street. Take the turning on your left into Bell Square and the property can be found a few properties down on your right hand side.



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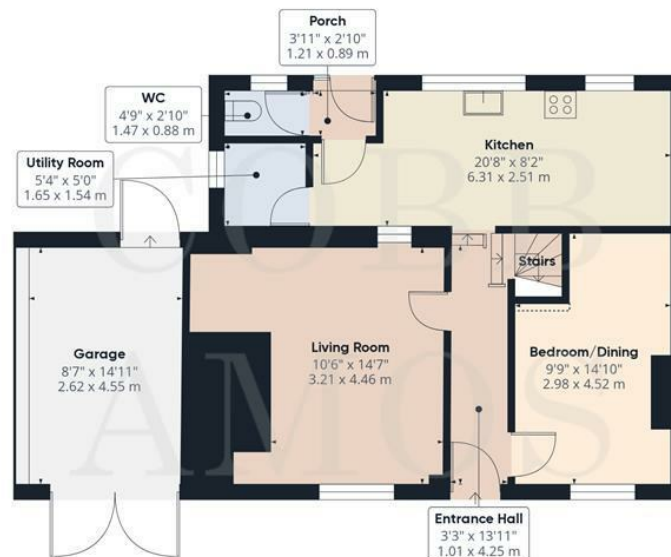
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Floor -1



Ground Floor



Floor 1



Approximate total area[®]

1218.79 ft²

113.23 m²

Reduced headroom

1.16 ft²

0.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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