



Sandyway, St. Weonards, Herefordshire

Guide Price £550,000



## Sandyway, St. Weonards, Herefordshire

A Charming 4 Double Bedroom Detached Stone Cottage, beautifully presented with characterful reception rooms, landscaped gardens, and a detached double garage with first floor space above offering exciting conversion potential, all set in St. Weonards in Herefordshire, Offered With No Onward Chain.

The cottage is bursting with character throughout, yet still offers generous family living space, with two contrasting reception rooms, a sociable kitchen/breakfast room with adjoining dining room, and four individually styled double bedrooms. Outside, the gardens are thoughtfully landscaped to provide both practical family use and relaxed entertaining areas, set in approx. 0.4 acres of grounds.

Situated in a quiet rural position on the edge of St Weonards, the property is well placed for local village amenities, while Hereford, Ross-on-Wye and Monmouth are all within easy reach for schooling, shopping and transport links.





## The Property

**Dining Room:** At the heart of the home, this spacious reception room combines exposed ceiling beams, ceramic tile flooring and an inglenook style fireplace housing a Clearview woodburning stove. The space accommodates a large family dining table and links to the kitchen, making it ideal for gatherings and entertaining.

**Kitchen/Breakfast Room:** A stylish and practical kitchen, fitted with deep grey cabinetry and Iroko hardwood worktops. Features include a range cooker with extractor above, porcelain sink with drainer, dishwasher, breakfast bar seating, and space for appliances including laundry facilities. Dual aspect windows provide good light, with a half-glazed door accessing the rear porch and patio beyond. A further door from the kitchen leads into the downstairs WC, usefully located near the rear porch.





**Bedroom 1:** A comfortable double bedroom with exposed beams and built-in storage surrounding the bed area. Windows to the front & rear provide natural light and rural views.

**Bedroom 2:** A bright double bedroom with a large Velux roof window and French doors opening onto a small decked terrace. This dual aspect layout creates a particularly light and welcoming space.

**Bedroom 3:** Another generous double with angled ceiling, patterned feature wall and window overlooking the gardens. Perfect flexible family or guest room.

**Bedroom 4:** A further double bedroom with exposed ceiling beam, feature wall, and a window seat looking out over the gardens.

**Family Bathroom:** Finished with encaustic style flooring and neutral wall tiling, the bathroom includes a panelled bath, separate thermostatic corner shower, pedestal basin, WC, and a fitted storage cupboard.



## Outside

The gardens have been landscaped to create a variety of areas for relaxation and outdoor entertaining. A stone paved terrace leads from the house and provides seating space, with a further decking area on the other side of the house complemented by a hot tub and seating area. Well kept lawns are framed by established hedges, trees and planting, giving both colour and privacy throughout the seasons. A standalone raised decking with rain-sheltering pergola above creates a perfect spot to sit and enjoy the tiered landscape, with mature flower beds, pond with water feature, and wood sleeper arches.



A wisteria & rose archway beautifully frames steps up from the front towards the gated driveway providing ample parking for multiple vehicles, while the detached double garage with 1st floor space above offers enormous potential. Currently serving as garaging and storage, the upper level could lend itself to a studio, office, or even a self-contained annexe or holiday let, subject to the necessary permissions.

## Practicalities

Herefordshire Council Tax Band 'F'  
Oil-Fired Central Heating (new boiler in 2024)  
Double Glazed Throughout  
Mains Electricity & Water  
Private Drainage  
Fitted Burglar Alarm System  
Fibre Broadband Available

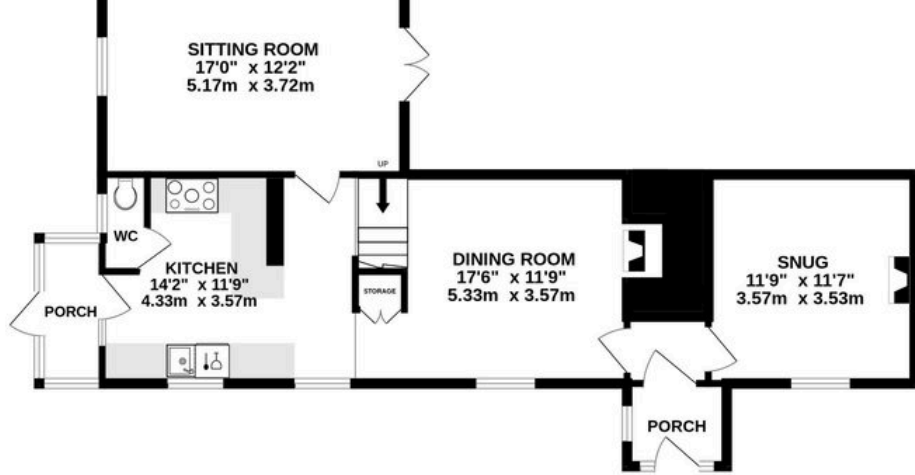


## Directions

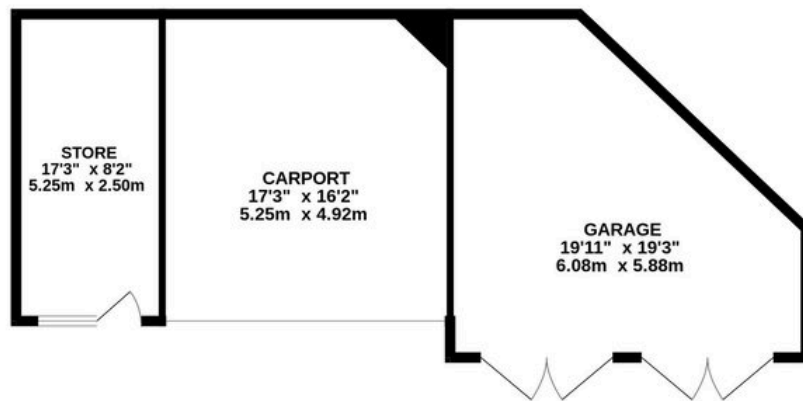
From Hereford City, head south on the A49 and continue for 5 miles. Turn right onto the A466 following signs for Wormelow and proceed for 3 miles towards St. Weonards. Upon reaching the hamlet of Sandyway, continue past a cluster of houses, where the property can be found on the left-hand side after 500 yards.

What3Words: ///lists.relieves.fuse

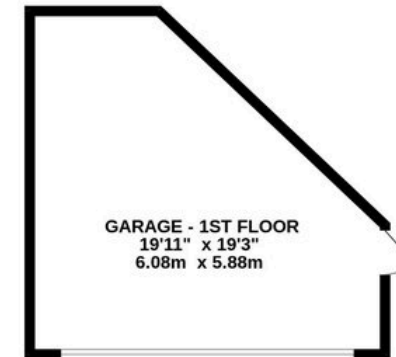




OUTSIDE



GARAGE - 1ST FLOOR



ROUND YEW TREE COTTAGE, SANDYWAY, ST. WEONARDS, HEREFORDSHIRE, HR2 8NX

