



White Friars Weston Beggard, Hereford, HR1 4BL



**Sunderlands**  
Residential Rural Commercial



**White Friars  
Weston Beggard  
Hereford  
HR1 4BL**

Summary of Features

- Detached woolaway bungalow
- Stunning views
- 4 bedrooms
- 2 reception rooms
- Great opportunity for cash buyers
- No onward chain

**Guide Price £250,000**

Situated in the rural hamlet of Weston Beggard, Hereford, this detached Woolaway construction bungalow presents an excellent opportunity for cash buyers seeking a property with scope for improvement and modernisation. Offering flexible accommodation throughout, the bungalow comprises four bedrooms alongside two reception rooms, providing ample space for family living or those looking to adapt the layout to suit their individual needs. The property benefits from a practical layout with bright rooms and pleasant views across the surrounding countryside. Externally, the property enjoys a peaceful setting at the end of a no through-road, with off-road parking and gardens, whilst the elevated position allows for attractive far-reaching rural views. Overall, this is a fantastic opportunity to acquire a spacious bungalow in a desirable countryside location with great potential to update and create a lovely home.

**Location**

Weston Beggard is a rural hamlet situated within the beautiful Herefordshire countryside, enjoying a peaceful setting with far-reaching views across surrounding farmland and rolling hills. The area offers an ideal balance of countryside living whilst remaining conveniently positioned for access to nearby amenities. The property position benefits from excellent transport links, with straightforward connections to both Hereford and Worcester, making it well suited for commuters and those seeking access to a wider range of shopping, dining, schooling and leisure facilities. The surrounding area also offers an abundance of

scenic walks, bridleways and outdoor pursuits, perfect for enjoying the picturesque countryside setting.

**Accommodation**

**Ground floor**

A welcoming entrance hall provides access to all principal rooms within this home. To the front aspect is a bright and spacious living room featuring an attractive open fireplace and large window allowing plenty of natural light to flood the space. The living room flows seamlessly into the conservatory, which benefits from double doors opening onto the garden and enjoys wonderful far-reaching views across the surrounding countryside. The kitchen is fitted with a range of matching wall and base units, with a sink positioned to overlook the garden and picturesque views beyond. The property offers four well-proportioned bedrooms, providing flexible accommodation to suit a variety of needs. Several of the rooms could equally lend themselves to additional reception space, such as a dining room, home office, family room or playroom if preferred. The family bathroom is fitted with a bath with shower over and wash hand basin, alongside a separate WC for added convenience.

**Outside**

The property is approached via a private road leading to a generous parking and turning area, with the bungalow occupying an impressively sized plot. To the front, there is a substantial orchard area planted with a variety of trees, adding to the property's rural charm. The extensive rear garden is predominantly laid to



lawn and enjoys a selection of mature trees and established shrubs, creating a private and attractive outdoor space with plenty of scope for further landscaping or family enjoyment.

### Services

We understand the property is supplied by mains water and electric.

Private drainage

Oil fired central heating

### Council tax

Herefordshire Council tax band - C

### Tenure

Freehold

### Directions

Proceed out of Hereford on the A4103 (Worcester Road) through the Village of Withington and into Shucknall. Note Shucknall Spout on the left hand side, turning right a short while after (signposted Weston Beggard). Proceed for a short distance over the railway line, taking the first turning left down an unmarked track. Follow the track to the property whereupon White Friars will be situated immediately in front of you.

### Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

### Agents note

As the property is of Woolaway construction, White Friars is only suitable for cash buyers.









**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.