



JonathanWright  
estate agents



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**Red Lion Cottage , Weobley, Herefordshire HR4 8SE. No Onward Chain £199,000**

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### **PROPERTY FEATURES**

- **Grade 2\* Listed Cottage**
- **2 Ground Floor Bedrooms**
- **Utility/Store Cupboard**
- **Ground Floor Shower Room**
- **Spacious First Floor Lounge**
- **Modern Kitchen**
- **2 Parking Spaces**
- **Village Location**
- **A Wealth of Character Throughout**
- **Air B&B Potential**

**To view call 01568 616666**





#### AIR B&B POTENTIAL.

A most desirable and detached Grade 2\* listed cruck timbered cottage, offering well presented accommodation to include a reception hall, 2 ground floor bedrooms, modern shower room, large utility cupboard, spacious and attractive first floor lounge, modern fitted kitchen and outside parking for 2 vehicles.

Weobley's village centre is only a moments walk away and has good amenities to include a doctors surgery, dentist, shops, pubs, schooling and also close by and in view of the property is Weobley's church. There are also regular bus services to the nearby cathedral city of Hereford.

An entrance door opens into an impressive reception hall having exposed ceiling timbers, a built-in book shelf and latch and lever doors to the ground floor accommodation.

Bedroom one has exposed wall and ceiling timbers, a glazed panelled window with a deep window sill to front, power points and a TV aerial point.

Bedroom two is a good size bedroom having a door into a useful understairs storage cupboard, 2 windows to rear and a latch and lever door into a large utility/Store Room.

The utility/Store room has lighting, plumbing and drainage for a washing machine and also a cupboard housing an electric boiler heating hot water and radiators as listed.

Also on the ground floor is a modern shower room having a corner shower cubicle with a mains fed shower over, wet walling to splashbacks and glass sliding doors, a low flush W.C. and a wash hand basin. The shower room has a glazed panelled window to front, tiled flooring, exposed wall and ceiling timbers and an extractor fan.

From the reception hall a staircase with a window to the side leads up to the first floor landing, having a wealth of character to

include exposed wall timbers, 2 windows to the rear and double opening latch and lever doors into a large built-in cupboard.

From the landing doors lead off to the first floor accommodation.

The attractive lounge has a vaulted ceiling with ceiling timbers, exposed Cruck wall timbers, 2 windows to the front with a delightful view across to Weobley church, plenty of power points and an Open Reach internet point.

From the landing a latch and lever door opens into a modern fitted kitchen. The kitchen has a working surface with cupboards and drawer under and further working surfaces with base units under to include cupboards and drawers. Built into the working surface is a 4 ring electric hob with a stainless steel extractor hood with light over and an electric oven under. Also built into the working surface is a pop-up power point and there are 2 windows to the rear, exposed ceiling timbers and vinyl floor covering.

#### OUTSIDE.

The property is situated in a wonderful position close to Weobley's village centre and a wealth of amenities. The property has 2 designated parking spaces directly to the front of the property and to the rear is gated access to a passageway at the rear of the property.

#### AGENTS NOTE.

The property is Grade 2\* Listed. Please note there is no garden with the property.

#### SERVICES.

Mains water, mains drainage, mains electricity and radiators operating off the electric boiler system.

## ROOMS AND SIZES

Reception Hall

Bedroom One 3.76m x 2.82m (12'4" x 9'3")

Shower Room 3.25m x 1.42m (10'8" x 4'8")

Bedroom Two 4.45m x 2.31m (14'7" x 7'7")

Utility Cupboard

Lounge 7.42m x 2.97m (24'4" x 9'9")

Kitchen 3.73m x 2.49m (12'3" x 8'2")

2 Designated Parking Spaces



## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	32
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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