



## Blenheim Cottage, Ledgemoor, Weobley, Herefordshire HR4 8RJ

Charming 3 Bedroomed Character Cottage Set In Good Size Gardens    Offers In Excess Of £350,000





**Blenheim Cottage  
Ledgemoor  
Weobley  
Herefordshire  
HR4 8RJ  
Offers In Excess Of £350,000**

**LOCATION**

Blenheim Cottage is situated in the rural hamlet of Ledgemoor which is approximately a mile and a half from the popular North Herefordshire village of Weobley. The village itself has an excellent range of amenities including a number of shops to include general stores, restaurant and tea room, as well as both Doctor and Dental surgery and sought-after primary and secondary school. The Cathedral city of Hereford is located a little further to the south where a more comprehensive range of amenities can be found.

**BRIEF DETAILS**

Blenheim Cottage is a charming character property that has been extended to offer oil fired centrally heated and partially double glazed accommodation set over 2 floors. The accommodation in brief includes, an Enclosed Porch which leads into a good sized Reception Hallway which would lend itself to a small desk to provide a study area. Off here is a lovely cosy Sitting Room which forms part of the original cottage with exposed timber features and fireplace with solid fuel grate with stone surround and raised hearth. A door then leads through to the Kitchen which comprises a range of matching units to include both base and wall cupboards with rolled edge work surfaces over and inset single drainer stainless steel sink unit. There is planned spaced and plumbing for washing machine and dishwasher, and forming a feature to the kitchen is the oil fired AGA. There is also space for a dining table and door to a rear hallway which in turn has an external door. A further door from the kitchen leads to an Inner Hallway with door off to the Living Room which is a good sized family room with French doors opening onto the gardens to the front and brick fireplace with multi-fuel grate. Also on the ground floor is the Bathroom with a separate Airing Cupboard off the Inner Hallway. The first floor accommodation is accessed via a staircase

- Charming Detached Rural Cottage Set In Hamlet Close To The Well Serviced Village Of Weobley
- Offering Character 3 Double Bedroomed Accommodation Including 2 Reception Rooms & Kitchen/Dining Room With Oil Fired Aga
- Good Size Mature Gardens Extending To Approximately A Third Of An Acre
- Driveway Parking & Single Detached Garage

from the Reception Hallway leading up to a good sized Galleried Landing with a door off to the Master Bedroom and steps up to an Inner Landing where there are doors to 2 further Double Bedrooms and a separate Cloakroom with low flush w.c.

Outside, the property is set in good sized mature gardens that extend to approximately a third of an Acre and is approached via a lane which services a number of neighbouring properties and leads down to double opening gates which open to driveway parking, which in turn leads to the Single Detached Garage measuring 17'4" x 9'7" (5.28m x 2.92m) with up and over door, power and lighting fitted and single glazed window to the side. Although there is a scattering of neighbouring properties, the mature boundaries ensure the property is not overlooked. the gardens themselves are principally set to the front and side elevations with a pathway from the garage leading to the front door. the gardens have been attractively set out with mature floral and shrub borders and large lawned areas and form a real feature to the property.

**SERVICES**

Mains Electricity & Water. Private Drainage. Oil fired central heating.

**OUTGOINGS**

Council Tax Band: E

**LOCAL AUTHORITY**

Herefordshire Council. Tel. 01432 260000.

**DIRECTIONS**

From Weobley, proceed out on the Weobley Marsh/Dilwyn Road, past the Doctor's Surgery and Village Hall, follow this country lane for approximately 1/2 mile then turn right signposted Weobley Marsh/Ledgemoor and continue on this road for just over a mile through







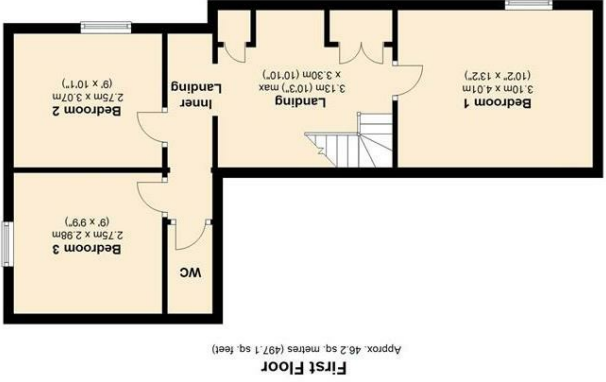
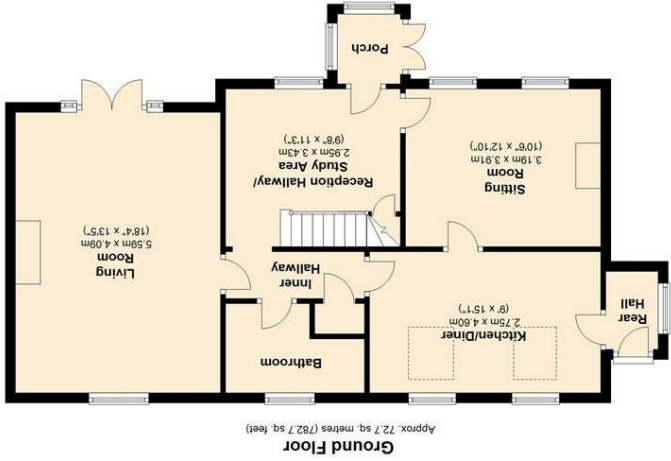
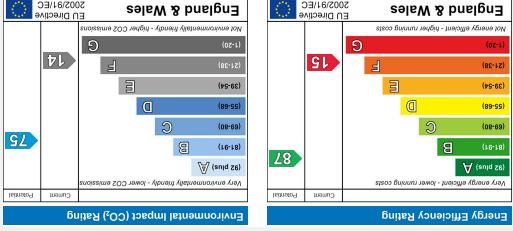




Weobley Marsh into Ledgemoor where the entrance to the lane leading down to the property can be found on your right hand side.

### VIEWING

Strictly by prior appointment through the Agents, Jackson Property Tel. 01568 610600.



Total area: approx. 118.9 sq. metres (1279.8 sq. feet)  
 These Plans are for Identification and Reference Only.  
 Plan produced using PlanUp.  
 Blenheim Cottage , Ledgemoor, Weobley

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