



Meadow Barn Cottage, Meadow Street, Weobley, Hereford, HR4 8SF

Detached 3 Bedroom Character Village Property.

Offers Over £195,000



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Meadow Street
Weobley
Hereford
HR4 8SF
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LOCATION

An opportunity to purchase a unique and characterful property having accommodation over two floors on a good size plot with generous gardens to the rear all set on the edge of the popular village of Weobley.

The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include general stores, butchers, tea rooms, pubs and restaurants, together with primary and secondary school, doctors and dental surgery, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside.

The market town of Leominster is close to hand for a more comprehensive range of amenities including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 11 miles to the south.

BRIEF DESCRIPTION

Meadow Barn Cottage is a unique property which offers character and charm in abundance, having open plan living accommodation comprising kitchen, lounge, dining area, ground floor bathroom with additional ground floor bedroom. To the first floor there are two bedrooms via two sets of stairs.

The property has good size driveway parking to the rear with useful carport and

- Situated In The Idyllic & Picturesque Well Serviced North Herefordshire Village Of Weobley
- Charming & Characterful Detached 3 Bedroomed Barn Conversion With Open Plan Kitchen/Living/Dining Room
- Set In Pleasant Good Sized Gardens With Ample Driveway Parking & Carport
- Being Sold With Vacant Possession & No Onward Chain. Requires Some Updating

generous gardens to the rear backing onto open fields with timber summerhouse.

The Agents strongly recommend an internal inspection to appreciate the unique nature of the property and having the opportunity to make further improvements or extensions (subject to planning permission) to create a wonderful village property or an ideal holiday home.

AGENTS NOTES

- All White Goods Included in Sale.
- Individual Furniture Items Available By Separate Negotiations.

SERVICES

Mains Electricity, Water & Drainage.
Telephone (Subject to B.T Regulations)

OUTGOINGS

Council Tax Band: F

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

DIRECTIONS

Leaving Leominster along the A44, continue to follow the road along through the villages of Monkland, past the village of Dilwyn, continuing along and turning left where signposted Weobley, continue to follow this road into the village and the property can be located on the right hand side on Meadow Street as denoted by our 'For Sale' board.





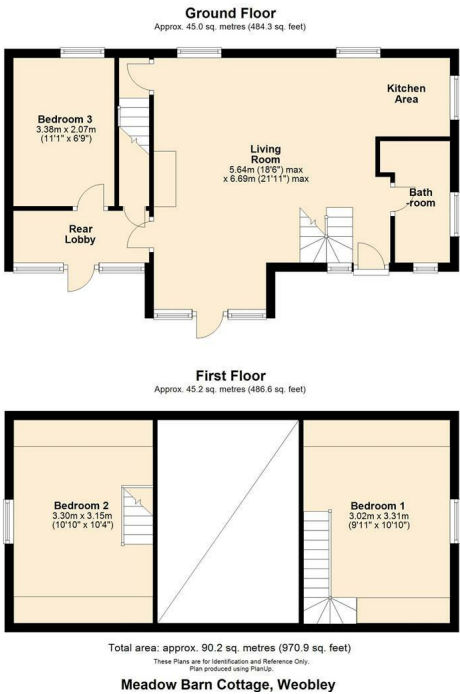
Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81	(92 plus) A	59
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	1	(21-38) F	9
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.