



2 Church Road, Weobley, Herefordshire, HR4 8SD

Charming 3 Bed Semi-Detached Cottage In Idyllic Location

Offers Over £345,000



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Weobley
Herefordshire
HR4 8SD
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LOCATION

2 Church Road is set in the heart of the sought after, picturesque village of Weobley. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops including general stores, butchers, tea rooms, pubs and restaurant. There is a primary and secondary school, doctors and dental surgery, three Churches, a village hall and a playground including a skate park. The thriving local community is surrounded by delightful Herefordshire countryside. The market town of Leominster is close by with a more comprehensive range of amenities including a number of supermarkets and railway station. There is an hourly bus to to the larger Cathedral City of Hereford approximately 11 miles to the south.

BRIEF DESCRIPTION

This character semi-detached cottage has a charming brick frontage with steps leading up to the solid wood front door. This opens to a most impressive open plan Living/Dining Room with a wealth of attractive exposed ceiling and wall timbers, forming a feature to the room is an imposing stone fireplace with heavy wooden lintel over and original woven wood lattice to the side. There are double glazed windows to the front and rear elevations with attractive tiled flooring throughout benefiting from under floor heating. An archway leads through to the Kitchen Breakfast Room to the rear which offers a comprehensive range of matching base and wall units, with work surfaces, inset sink, tiled splash backs, planned space for cooker with extractor hood above and integrated fridge/freezer. There is attractive tiled flooring which benefits from under floor heating and a feature to the Kitchen is the bi-folding doors leading out to the rear garden. Off the Kitchen is a downstairs cloakroom with low flush w/c, hand wash basin and double glazed window.

A wooden staircase from the Living Room leads up to the first floor landing which feature further exposed timbers and the original wooden floor board which continues through to the Bathroom which offer a modern suite to include a panelled bath with shower over and attractive tiled surround with low flush w/c, hand wash basin and Velux roof light. Bedroom 1 leads off the landing and is a generous room with a double glazed window to the front elevation, exposed oak flooring and timbers and modern electric Dimplex

- Located In The Picturesque & Well Serviced North Herefordshire Rural Village Of Weobley
- Charming Semi-Detached Cottage Offering Character 3 Bed Accommodation
- Including Open Plan Living/Dining Room With Feature Stone Fireplace & A Wealth Of Exposed Timbers
- Benefiting Of A Pleasant Enclosed Rear Garden With Views To The Village Church

Smart-Rad. An archway leads off Bedroom 1 into Bedroom3/Study with double glazed window to the side and rear elevations, oak floor boards, modern electric Dimplex Smart-Rad, loft access with pull down ladder and built in cupboard. Bedroom 2 can also accommodate a double bed and has 2 double glazed windows to the front elevation, oak floor boards, ceiling timbers and electric radiator.

OUTSIDE

The cottage benefits from a pleasant enclosed courtyard style garden to the rear with an outlook toward the village church, laid principally to patio providing lovely outside seating area and gated rear access. There is a parking space to the rear.

SERVICES

Mains Electricity, Water and Drainage, Double Glazed Throughout
Electric Heating From Dimplex Air Source Heat Pump
Under Floor Heating Down Stairs
Boarded and Insulated Loft

OUTGOINGS

Council Tax Band: C

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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

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.

ROOM MEASUREMENTS

- GROUND FLOOR
- LIVING ROOM - 28'7 x 15'3 (8.71m x 4.65m)
- KITCHEN - 12'5 x 9'7 (3.78m x 2.92m)
- FIRST FLOOR
- BEDROOM 1 - 15'2 x 11'0 (4.62m x 3.35m)
- BEDROOM 2 - 16'5 x 8'7 (5.00m x 2.62m)
- BEDROOM 3/STUDY - 16'3 x 9'1 (4.95m x 2.77m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not energy efficient - higher running costs</div> </div>			
	86		
<div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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