



Kiln Cottage Wellington Mill
Wellington, Hereford, HR4 8AR

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property

Offers Over £200,000

Converted Mill | Three Bedroom Mid-Terrace Home | Village location between Hereford and Leominster | Parking and Car Port | Private Courtyard and Access to Large Communal Gardens | Period features throughout | Sold With No Onward Chain

Situation

is quietly situated within the sought after village of Wellington which lies approximately 5 miles North of the City of Hereford. The village offers a wide range of amenities including church, primary school, shop with post office, public house and regular bus service.

Converted from the first known mill in Herefordshire it has been well maintained and upgraded by the current owners to offer comfortable living in this lovely Herefordshire village. The outside space is a particular feature of the property with private courtyard and large parking area with access to the car port and staircase to storage area above. There is also access to the large communal garden with several seating areas, barbeque area, lawns all overlooking the stream and mill.

The accommodation inside offering a fitted kitchen, downstairs cloakroom, living/dining room with feature fireplace including woodburner, 3 bedrooms and luxury bathroom is more particularly described as follows:-

Description

Converted from the first known mill in Herefordshire.

The front door leads to the entrance hall, there is a useful downstairs cloakroom which houses the boiler and doors leading to the kitchen and living room.

The Kitchen has farmhouse style fitted base and wall units with working surface over and tiled splash back. The period features continue with exposed timbers and stable door to the rear courtyard. Kitchen offers fitted hob, double oven, integrated fridge freezer and plumbing for washing machine.

The Living Room is a bright space with patio doors opening onto the courtyard, the exposed fireplace with space for a woodburner is the true focal point of the room. The stairs rise to the first floor with a large storage cupboard underneath.

There are 3 bedrooms and a family bathroom with with Velux window, panelled bath with shower over and screen, low flush WC, pedestal wash hand basin with tiled splash back, radiator, ceiling spotlights, shaver light and point.

Outside there is a Courtyard garden with creeping rose bush and storage area, steps lead up to ample parking area with access to the carport with stairs to storage above. Beyond the parking area are the communal gardens including stream, patios, lawned area, mature trees and shrubs all overlooking the mill and the open countryside beyond

Service Charge

Approximately £25.00 per month (to be confirmed) for the maintenance of shared garden, and parking areas.

Services

All Mains Services are connected at the property with a new boiler fitted June 2020
Herefordshire Council Tax Band B

Agents Note

The property was subject to surface water flooding in early 2020. The cause of the issue within the Village has now had some flood remedial work completed. Please note the flooding was note caused by the nearby brook.

Directions

Take the A49 North of Hereford and take the turn into Wellington Village just before the dual carriageway. Follow the road through the village and where the road forks to the left take the right turn signposted Westhope. Wellington Mill is a short way along on the left hand side.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To Protect our clients, staff & Families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still

accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.
All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.
A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.
We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property include outside the property.
You will be asked to take your PPE away with you for safe disposal.
You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

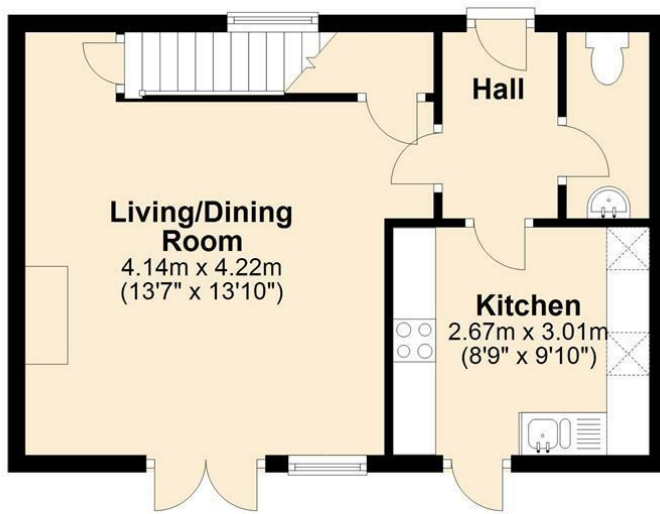
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bill-jackson.co.uk

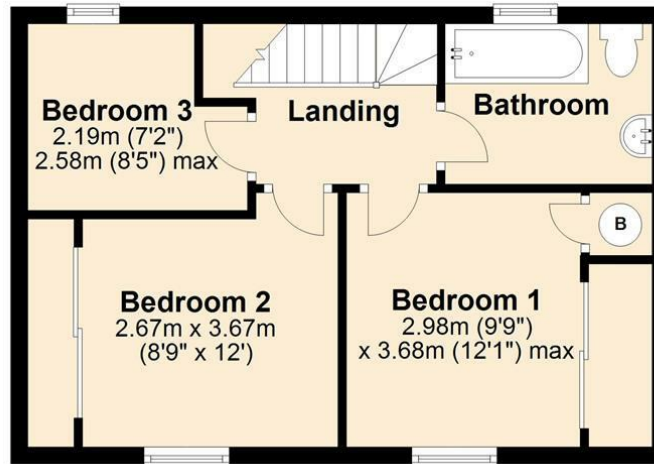
Ground Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
44	87	3.5	8.4

The Energy Efficiency Rating chart shows a scale from A (Very energy efficient) to G (Not energy efficient). The current rating is 44 (E) and the planned rating is 87 (B). The Environmental Impact (CO₂) Rating chart shows a scale from 1 (Very environmentally friendly) to 10 (Not environmentally friendly). The current rating is 3.5 (E) and the planned rating is 8.4 (B).

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