



1 & 2 Water Villas, Wellington, HR4 8AR  
Price £610,000



# 1 & 2 Water Villas Wellington

A UNIQUE OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL VICTORIAN DETACHED VILLA CONTAINED WITHIN A WALLED GARDEN AND CURRENTLY SET UP AS TWO SEMI-DETACHED HOMES.

Originally built in 1880 as the water mill owner’s home, this imposing Victorian red brick property has been used as two separate three bedroom houses for the last 50 years. This versatile property could be kept as two dwellings for multi generational living or as a holiday let or can by brought back to life as a wonderful 6 bedroom character country house. Located on the outskirts of the popular village of Wellington approx 4 miles North of Hereford City

VIEWING HIGHLY RECOMMENED TO APPRECIATE ALL ON OFFER - CALL 01432 266007 TO BOOK YOUR APPOINTMENT

- Victorian detached property
- Original character features
- Currently two separate dwellings
- Six bedrooms, two bathrooms
- Four reception rooms
- Over 1/3 acre plot size
- Surrounded by a walled garden
- Outskirts of popular village
- Gas central heating
- No onward chain

### Material Information

**Price** £610,000  
**Tenure:** Freehold  
**Local Authority:** Herefordshire  
**Council Tax:** C  
**EPC:** D (65)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Introduction

Once an imposing single dwelling featuring many original features and currently configured as two semi-detached homes each consisting of - kitchen, utility, living room, dining room, three bedrooms and a bathroom. This wonderful opportunity has the potential for many different uses including; two homes, home with an annexe, home with a holiday let, home with a business or it could be restored to its former glory as a single grand country home.

### Property Description

Water Villas 1 - The front door(at the rear), takes you in the utility area, sash window to the side, sink, and combine boiler with radiator there is two doors to the left, brings you to the kitchen, with a range of floor and wall cream units, 1 1/2 bowl sink, double oven, gas hob and extractor hood, two sash windows to side and front, door to the right, has sash window to the rear, stairs to the first floor, radiator and door to the living room, has a bay window to the front gardens, fireplace and radiator. First floor landing with doors off to the left, bedroom, sash window to the side, , radiator, Bedroom to front left, sash window to side and front, radiator then through a inter connecting door to main bedroom, with sash window to the front, fireplace, built in storage and radiator. bathroom, with sash window to the rear, w.c, sink with pedestal, bath with shower over and screen, door leading to the attic, with light and boarded out.

Water Villas 2 - The front door (at the rear) taking you to the entrance hallway, with tiled flooring, door to your right into the kitchen/dining room, with sash windows to the side and rear and a range of white kitchen units, black work top, 1/2 bowl sink, space for oven, hood over built in dish washer and fridge freezer, tiled flooring, radiator and door into utility with combine boiler, space for washing machine and tumbler drier, single window to the rear. back in the hallway, through a archway to the original entrance, with Minton tiled flooring, original staircase, door off to Living room, with bay window to the front with 3 sash windows, picture rail, coving, fireplace and radiator. First flooring landing, with sash window to the front, area for a snug/work space, Master bedroom with sash window to the front, fireplace, radiator, down the hall to the storage cupboard with radiator (which can be opened up to the original hallway), bedroom 2, sash window to the rear, radiator, bedroom 3 sash window to the rear, radiator Bathroom, window to the rear, high level toilet, sink with pedestal and bath with shower over.

### Garden & Parking

The entire plot is enclosed by an original brick wall with two gated accesses from the road to a gravel driveway providing parking, most of the garden is laid to lawn with trees and bushes interspersed. There is a brick built outbuilding in one corner that is dilapidated and in need of repair.

### Location

Wellington is a popular village of approx 1000 people conveniently located on the A49, 4 miles North of Hereford and 8 miles South of Leominster. It has an active community with amenities to include primary school, village shop, community hall, church, bus route, public footpaths and sports clubs.

### Services

Mains Electric, Gas and Water are connected to the property, drainage is via septic tank.  
Both properties have an EPC rating of D  
Both properties are council tax band C

### Broadband

Standard 9 Mbps 0.9 Mbps Good  
Superfast - Not available -Not available Unlikely  
Ultrafast 1800 Mbps 220 Mbps Good  
Networks in your area - Openreach

### Indoor & Outdoor Mobile Coverage

Please Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

### The Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

### Directions

Leave Hereford on the A49 North towards Leominster, after approx 3 miles turn left signposted Wellington before the dual carriageway. Continue through the village and turn right at the T junction into Mill Lane where the property can be found a short distance on the left.

