



Tudor Cottage, Broad Street, Weobley, HR4 8SA  
Price £395,000

# Tudor Cottage Broad Street Weobley

Located in the highly sought after village of Weobley is this characterful and spacious three double bedroom, two en-suite period property with extensive living accommodation. The property has been updated by the current vendor who has also fully landscaped the garden to a high standard. Benefits include; oil heating, fully enclosed rear garden and off road parking.

- Period property
- Three double bedrooms
- Extensive living accommodation
- Grade II listed
- Fully enclosed garden, parking
- Highly sought after village location

## Material Information

**Price** £395,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** C

**EPC:** (null)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		

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



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## Introduction

Located in the beautiful black and white village of Weobley is this well appointed period property which boasts a wealth of character features. The Grade II listed property offers beautifully presented accommodation to include: porch, hallway, living room, reception room, kitchen/dining room, utility, cloakroom, sun room, three double bedrooms, two en-suite shower rooms and a family shower room, two attic rooms and cloakroom.

## Property description

The wooden front door opens into the porch where there is space for coats and shoes. An internal door opens into the snug where you are greeted by a wealth of original features like exposed wooden beams, sash windows and wooden floor boards which carry throughout this Grade II listed property. The snug has a feature cast iron fire place and a sash window to the front. Along the hallway on the left is the living room with a fireplace with inset wood burning stove and dual aspect windows including French doors which open onto the rear garden patio and which flood the room with natural light. The kitchen is recently fitted with ample wall and base units. A door leads to the utility which in itself creates storage space and has space and plumbing for a washing machine and tumble dryer. A door opens into the sun room which a beautiful light room with double aspect windows enjoying views of the garden and access to the patio. This would make a perfect room to dine and entertain. Stairs rise to the first floor where the three bedrooms are located. The bedrooms are doubles with bedroom one and two benefitting from en-suite shower rooms. The family shower room has a window to the rear and is fitted with white suite including a shower cubicle. From the landing is another staircase rising to the attic rooms. There is a door between each attic rooms, both have vaulted ceilings and a velux window. There is a cloak room

## Garden and parking

One of the attractive features of this property is the generously proportioned garden at the rear, ideal for dining al fresco and relaxing in the Spring and Summer. At the bottom of the garden there are double gates allowing off road parking accessed at the rear.

## Services

Mains water, electricity and drainage are connected to the property. Oil heating. Council Tax Band C.

## Location

Weobley is one of the most sought after and picturesque villages in Herefordshire. The village has a thriving community and is especially popular with tourists and walkers in the summer months. Weobley has a wealth of local amenities including shops, post office, greengrocers, hardware store, convenience store, hairdressers, butchers, deli, cafes, restaurants and pubs, dentist and doctors surgeries plus primary and secondary schooling and a modern village hall with lots of activities including regular showings of popular films all within walking distance of this superb property. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

## Agents Note

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## Directions

From Leominster take the A44 that turns into the A4112, keep going then turn left towards the village of Weobley, take the second left towards the village centre, then turn left into the main square where the property is located on the left hand side.

