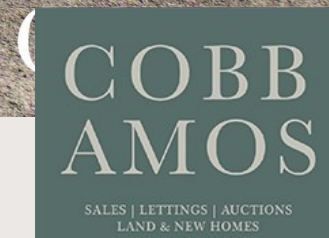




**5, Chapel Orchard, Weobley, HR4 8SP**  
**Price £335,000**



# 5 Chapel Orchard Weobley

A super opportunity for families (popular Primary and Secondary schools within walking distance), or those looking to re-locate to a sought after rural village to purchase a centrally located three bedroom detached home. With a good selection of amenities on your doorstep (from tea room to renowned restaurant: Joules), alongside fabulous rural footpaths and designated walks across the Garnstone Estate this truly is a welcoming home well worth viewing. Please call the Leominster office on 01568 610310 to make arrangements.

- THREE BEDROOM DETACHED HOME
- POSSIBILITY OF CREATING GROUND-FLOOR BEDROOM ACCOMODATION
- THREE RECEPTION ROOMS
- DRIVEWAY PARKING
- INTEGRAL GARAGE
- EASILY MAINTAINED GARDENS
- CENTRALLY LOCATED IN SOUGHT AFTER VILLAGE
- POPULAR SCHOOLS AND AMENITIES NEARBY
- FABULOUS WALKS FROM THE DOORSTEP
- GREAT VILLAGE COMMUNITY

## Material Information

**Price** £335,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# Awaiting Energy Performance Certificate

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.*

## Introduction

If you desire the rural postcode within the heart of a popular and well-served Herefordshire village then this 'well kept' home is the perfect match. 5 Chapel Orchard Weobley benefits from having the following: three bedrooms, family shower room, porch, entrance hallway, sitting room, dining room, study, cloakroom, kitchen, utility, integral garage, front and rear gardens and off road parking.

## Property Description

Entry begins into a glazed porch ideal for the hanging of outdoor coats and hats. The inner entrance hall is light and airy with views straight through to the back garden, stairs to the first floor, under stair cupboard and room for the placement of decorative furniture. To the left is a welcoming sitting room with impressive, feature bay window that allows light to flood into the room. For those Winter months a stove has been fitted into a timber framed fireplace with hearth surround. Double doors lead into an equally light dining room with space for occasional seating alongside the sliding patio doors that look out onto the back garden; a lovely spot for watching the busy wildlife that are likely to visit this rural garden. A door leads from here into a self contained section of the home that has separate rear access, hallway, study/bedroom and cloakroom. The study has front aspect and could be ideal for those looking to work from home or as a possible ground floor bedroom. A cloakroom with WC and hand basin is next door. Back to the entrance hall and directly ahead is a kitchen. There is a range of modern wall and base units with electric hob top, waist height oven, pan drawers and housing for an additional fridge and dishwasher. Leading from the kitchen is a utility space with glazed roof. With two doors leading out to the rear garden and side access, housing for a washing machine, tumble dryer and sink with cupboards under this is a very useful room, particularly for families with pets, children or outdoor hobbies such as gardening. A door from the utility leads into the integral garage with up and over door, housing for the boiler and plenty of opportunity for storage. There is potential to extend the bedroom accommodation by extending over the garage subject to the necessary planning permissions.

On the first floor are three bedrooms, loft access and a family bathroom. Bedroom one is a good sized double with front aspect overlooking trees and greenery. It benefits from having a great array of custom built wardrobes and bedroom furniture as well as a built in storage cupboard. Bedroom two is also a good sized double with rear aspect and a built in storage cupboard. Bedroom three is a single with front aspect. The family shower room has a large shower cubicle with modern fittings, bidet, WC, hand-basin with vanity housing and cupboards above and an airing cupboard.

## Garden & Parking

The front garden is mainly laid with gravel with some ornamental trees and a tarmacked area for driveway parking in front of the garage.

The rear garden is also easily maintained with gravel and patio slabs and borders of mature planting to the periphery. There is plenty of room for alfresco dining and the secure boundary fencing allows for the safety of families with pets and children.

## Services

Mains electric, drainage, water and oil central heating  
Tenure: Freehold  
Herefordshire Council Tax Band D

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 16Mbps 1Mbps Good  
Superfast 80Mbps 20Mbps Good  
Ultrafast --Not available --Not available Unlikely  
Networks in your area - Openreach  
Source: Ofcom Mobile Checker

## Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

## 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 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.

## What3words

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## Agent's 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

Proceed out of Leominster on the A44 Monkland road. Take the A4112 towards Weobley. On arrival into Weobley on the Kington Road, continue through the village until you reach the Hereford Road and the entrance to Chapel Orchard cul-de-sac can be found on the left hand side.



