

3, Garbetts Orchard, Weobley, HR4 8TJ
Price £650,000

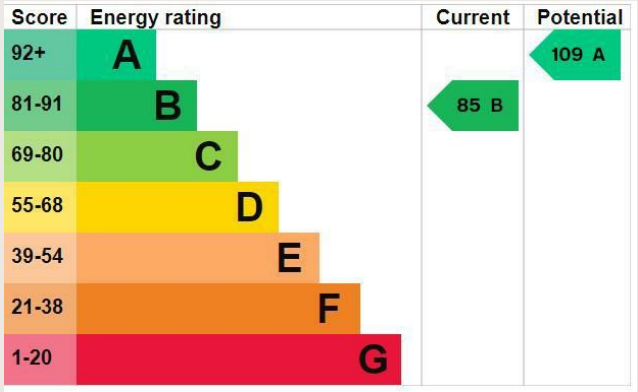
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3 Garbetts Orchard
Weobley

Built in 2018 and situated on the edge of the sought after village of Weobley, is this stunning Border Oak three bedroom (master with dressing area and en-suite) home boasting oodles of character and charm. The property is beautifully presented and finished to an extremely high standard with under-floor heating throughout, air source heat pump, fully enclosed garden and carport. 3 Garbett's Orchard is not to be missed.

- DETACHED BORDER OAK HOME
- THREE BEDROOMS, ONE EN-SUITE & DRESSING AREA
- HIGH QUALITY FINISH
- UNDER-FLOOR HEATING THROUGHOUT
- AIR SOURCE HEAT PUMP
- OAK FRAMED CARPORT
- DRIVEWAY PARKING
- SOUGHT AFTER LOCATION WITH AMENITIES NEARBY
- BUILT IN 2018 AND BEING SOLD BY FIRST OCCUPANTS
- ENCLOSED GARDEN

Material Information
Price £650,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: B (85)
For more material information visit www.cobbamos.com



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
A stunning, recently built Border Oak home located on the edge of the sought after black and white village of Weobley. Boasting exposed oak timbers, underfloor heating, a fully enclosed garden and carport. This stunning property comprises: entrance hall, living room, kitchen/dining room, utility room, cloak-room, three bedrooms, one with en-suite and dressing area and a family shower-room. Viewing is highly recommended to appreciate the quality and charm of the property on offer.

Property Description
We enter 3 Garbett's Orchard through the traditionally designed and much loved 'Border Oak' front porch. This is ideal for abandoning muddy footwear following a long walk, (Weobley is renowned for its plentiful supply of country walks starting straight from the doorstep). The porch leads into a spacious and airy entrance hallway from where the main reception rooms (kitchen/dining room and sitting room) emanate. There is also access to the first floor from here and an under-stair cupboard, plus ample space for the displaying of decorative furniture. The floor has high quality ceramic tiling with under-floor heating that continues into the rest of the ground-floor (other than the sitting room that is carpeted). This is not only practical but also adds a warmth and character to this lovely home. To the right is a sitting room with both front and rear aspect. The main centre piece is the square oak frame that stands exposed. Mounted centrally within this frame is a brick fireplace with oak mantle and stone hearth. There is an electric fire here. To the left of the entrance hall is a generously proportioned kitchen/dining room. The kitchen has a modern range of wall and floor units with a slight contemporary edge making the space clean-lined and fresh. There is space for an island here. Cooks have the use of a waist height electric oven with separate induction hob top, integrated dishwasher, integrated fridge/freezer and those all important pan drawers. The dining section of this room benefits from having a set of French doors and a run of floor to ceiling windows that let light flood into the space and allow close proximity to the adjoining patio and cottage style planting that is ideal for those moments and times of alfresco dining. To open these doors fully in the Summer months and let the breeze circulate would be a delight for any resident diner. Adjoining the kitchen/dining room is a useful utility room essential to all busy, rural households. Here, there are generous facilities for the storage of coats, hats and outdoor footwear/wine collection and additional kitchen appliances including integrated washing machine and tumble dryer. The same kitchen units are continued here including a Belfast sink and the cupboard housing for the heat pump controls and hot water storage tank. There is a door that also provides access to the rear garden and more particularly the vegetable garden with raised beds and a fruit cage. Accessed from the utility is a cloakroom with WC, hand-basin with vanity cupboard and window out for added light and ventilation.

On the first floor are three bedrooms, all with under-floor heating (master with en-suite and dressing room) and a family shower room. The master bedroom is nestled amongst an impressive oak A-frame. It benefits from having its own dressing area with bespoke (mirror fronted) wardrobe and an en-suite shower. The en-suite has been tastefully styled with high quality tiling and fitments. There is a large, walk-in shower, WC, hand-basin with cupboard drawer below, additional units for storage, a heated towel rail and Velux roof light. Bedroom two is a spacious room with loft access, dual aspect and bespoke fitted wardrobes and window seat. Bedroom three is currently set up with twin beds, built-in cupboard with mirrored fronts and housing for a home office desk and chair. It could easily act as an office with space for several desks for those required to work from home. The family shower room on this first floor has a large shower cubicle, WC, hand-basin, heated towel rail and Velux roof light. There is a storage cupboard on the landing.

Garden
There is a border of mature planting to the front of the property which frames the driveway. Paving runs to both sides of the property for access to the rear garden.

The rear garden is well fenced and has the most delightful and voluminous borders brimming with cottage style planting. To one side is an area for vegetable/fruit growing that has been successfully established for productive growth. There is also an area of patio adjoining the property for outdoor entertaining.

Carport & Parking
The property has graveled driveway parking for several vehicles and an oak framed carport for one car which adjoins the side of the house. The carport blends seamlessly in design with the house itself. An integrated lockable partition at the back of the carport provides space for storage of garden furniture and an outside freezer.

Services
Mains electric with smart meter, water and drainage.
Under-floor heating throughout with individually controlled room thermostats.
Air source heat pump.
Sky dish and connections.
Private roadway managed by a registered company formed by the owners of numbers 1,2,3,4.
Herefordshire Council Tax Band E
Tenure: Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Coverage 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
What3words:///peach.trailers.somebody

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

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 Garbett's Orchard cul-de-sac can be found on the left hand side.






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