

4 MILL BANK COTTAGES

£215,000



“A picture perfect village cottage”

Weobley, Herefordshire

This adorable, end-of-terrace, Grade II Listed cottage in the beautiful black and white village of Weobley is very special; the current owners have been custodians of the property for many years and their love and care in its upkeep is obvious to see.

- Pretty cottage
- Great starter home
- Within a village community
- Open plan living
- Two bedrooms
- Holiday home potential



The ground floor is beautifully styled with an open plan design and contemporary feel with accents of traditional cottage character. The cosy sitting room area is the perfect space to curl up in the evenings and the attractive log-burning stove provides a great centrepiece for the room.

An attractive, bespoke kitchen sits to the rear and has all the space you need to prepare the evening meal or even indulge in an afternoon of baking. Adjoining the kitchen is an Atrium conservatory, which gives plenty of additional space for a separate dining room or sun room, overlooking the garden.

Upstairs, on the first floor, a decorative window provides plenty of light on the landing which gives access to the two bedrooms and recently refurbished shower room: complete with corner shower, WC and vanity wash hand basin.

Outside: a useful, gated, covered side entrance gives access to the rear of the property. Here you will find a delightful cottage garden, split into two garden rooms, full of well-stocked flower borders and gravelled seating areas: the perfect spot to enjoy evening drinks or barbeques during the summer months. A pretty, painted wooden shed sits in the bottom garden section.

Area: Formerly a market town, Weobley is part of Herefordshire's Black and White Trail; the magpie sculpture in the centre of the village celebrates the 1999 title of best-kept village in England. This thriving, active village has a regular bus service to the city of Hereford - or if you just want to pop down to the shops you will find everything you need to live an independent life with an array of shops, a butcher, tea room, restaurant, public house, beauticians and doctor's surgery. Two good schools are also within easy reach: Weobley Primary School and Weobley High School.



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.



Directions: In the centre of Weobley, pass Jules restaurant on your right hand side, heading towards Ye Old Salutation Inn, follow the bend to the right, then take a left turn at the T-junction. The property is located on the left hand side a short distance up Millbank.

At a glance:

Bedrooms:	2
Tenure:	Freehold
Council Tax Band*:	B
Heating:	Radiators (electric) and wood burning stove
Services:	Electricity, mains water, mains drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes; Superfast Fibre, up to 73Mb**

* correct as of instruction date

** Source: BT



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