



BROOK COTTAGE
Weobley HR4 8SE



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Weobley
Herefordshire
HR4 8SE



Nestled centrally in the highly popular and historic village of Weobley, a charming Grade II listed detached cottage with a good-sized and very pretty garden at the rear.

Guide Price £325,000

The very picturesque and often photographed village of Weobley is part of the black and white trail and has a bustling and thriving community. Its striking historic buildings have often been used for the backdrop for historical dramas including the recently released and highly acclaimed film *Hamnet*. Surrounded by farmland, it has an unusually large range of facilities due to its well-established roots and currently offers a doctor's surgery and dental practice, primary and secondary schools, independent shops, a wonderful independent butcher, and several pubs and cafes making it popular with both young families and retired couples. Close to the village church, Brook Cottage sits conveniently in a central location, tucked just around the corner from the main street.

Imbued with Weobley's traditional character, the cottage is delightful to look at and neatly formed inside. Standing in a larger than average garden, there are some lovely views of the church spire and pockets of countryside between black and white gables.

On arrival, a pathway gently rises to the front door which opens into a carpeted hall, running through the house to the light-filled kitchen at the rear. Off the hall and immediately to the right, is the dining room, containing a double panelled radiator, a front facing secondary glazed window and useful under stairs storage. With plenty of additional dining space in the kitchen the dining room could also double as a study, if required.

Further down the hall on the left is the traditional cottage sitting room with a feature stone fireplace formerly an Inglenook, the fireplace has been beautifully restored using forest of Dean stone. It has a "Baxi log burning open grate fire" which currently has a temporary electric fire sitting in front of it and characterful exposed beams.

The front-facing secondary glazed windows allow light into this

cozy, yet surprisingly spacious room, which also has a double panelled radiator, fitted carpet, as well as useful, recessed shelving.

Stretching almost the width of the house, the kitchen is then approached up two small steps through a decorative archway at the end of the hall. It is equipped with an electric oven and hob, with a large free-standing fridge freezer and ample cupboard space above a tiled floor. Standing at the sink, large windows look out to the pretty garden beyond and there is a second smaller window to the right, above the tumble drier, which allows the room to have a light and airy feel, uncommon for a traditional cottage. The ground floor space is then supported by a useful utility room and separate cloakroom with WC.

Returning to the hall, a fully carpeted staircase rises to the first floor where there are two delightful bedrooms with a bathroom in between. The good-sized double bedroom to the right has a dual aspect with emphasis on the garden view and includes a fitted carpet and a double panelled radiator. The space is also maximized by the welcome addition of fitted wardrobes. The second bedroom is smaller and also overlooks the garden and has a fitted carpet, a double panelled radiator and a built-in cupboard with a hanging rail and a fitted hot water cylinder.

The bathroom then comes with all the usual fittings including an electric shower over the bath and a heated towel rail.

Outside

At the front of this delightful cottage, access can be gained to a small cellar and to a useful garage which has space for one small car and direct access through to the gardens. Alternatively, residents are welcome to use the village car park, which is within easy walking distance, meaning visitor parking is not a problem. The gardens then lie to the rear and are a lovely size with a large patio which leads to a good-sized lawn edged with floral and shrub borders. A path to the right then leads to a second seating area as well as a greenhouse and garden shed beyond.



Dining Room / Sitting Room & Kitchen





Two bedrooms with supporting bathroom, both overlooking the garden



Directions

What3words///stability.trouble.outlines

From the centre of Weobley proceed down Broad Street with the shop and Butchers on your left and continue round the left-hand bend and Brook Cottage will be found on the left-hand side.



Services and considerations

Mains electricity, water and drainage are all connected.

Oil fired central heating

Tenure Freehold.

Council Tax Band E

EPC Rating F 37/69

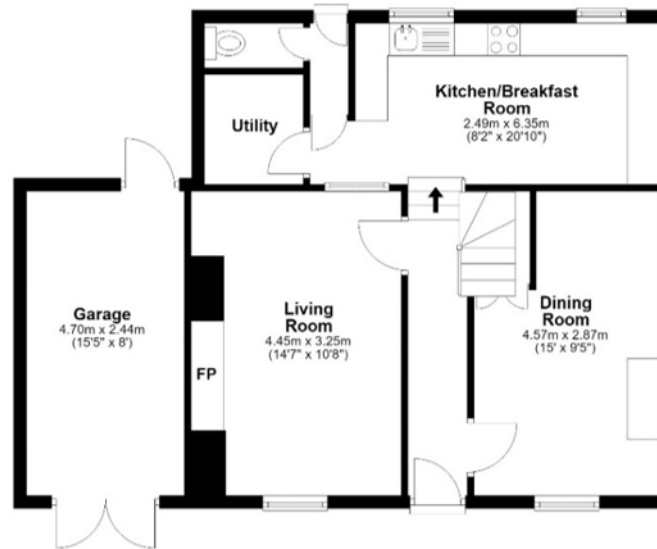
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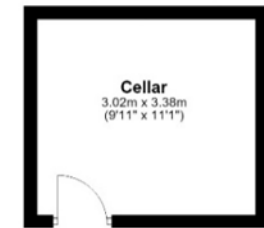
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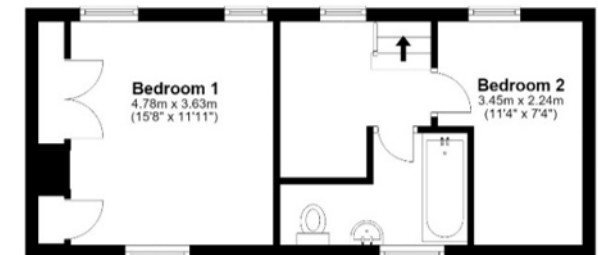
Ground Floor



Lower Ground Floor



First Floor



Total area: approx. 106.9 sq. metres (1150.9 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
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