



OAK TREE COTTAGE
Weobley HR4 8RN



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Hereford
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A stunning detached country cottage, completed and designed to a turnkey finish by renowned developer Border Oak in 2022, offering beautifully appointed and equipped living space, all set in landscaped gardens on the outskirts of the ever-popular village of Weobley.

Guide Price £715,000

Situation and Description

The charming rural village of Weobley has been a much-sought-after location for many years and has a mix of modern and historic properties, many of which are half timbered. The village is now featured on the Black and White village trail and has a thriving community and offers an excellent range of local services from restaurants and pubs, to a village store and postal services, an independent butcher, primary and secondary schools, a doctors' and dentists' surgery, a regular bus service, village church and much more. More extensive facilities can be found at the Cathedral city of Hereford and in the nearby market towns of Leominster and Kington. Ledgemoor has its own Village Hall, which is supported by the residents of Ledgemoor. The village is also fortunate to have a defibrillator, generously donated by the residents of Ledgemoor for the benefit and safety of the community.

Oak Tree Cottage is a simply beautiful oak framed cottage which was built by award winning developers Border Oak and comes with the remainder of a 10-year NHBC warranty. The cottage occupies a wonderful location and forms part of the small hamlet of Ledgemoor with views to the front over open countryside. The well-designed accommodation has been beautifully cared for and is modern and stylish whilst based on a traditional feel, with features that include underfloor heating throughout, double glazing, a stunning a well-appointed kitchen/breakfast room with a host of fitted appliances, a traditional sitting room, engineered oak floors, double glazing throughout and much more.

On arrival, a large oak framed porch and front door lead into a spacious reception hall, with engineered oak flooring, and a useful understairs cupboard. From the hall a door opens into a very comfortable sitting room which has plenty of natural light from modern shuttered windows and double doors at the rear and a central brick fireplace with fitted wood burner is the focal point of this lovely space. On the other side of the hall a sumptuous kitchen / breakfast room extends into a family / garden room and again is full of natural light. The beautiful, fitted kitchen offers a host of storage cupboards and drawers with granite worktops as well as a matching pantry cupboard, a central workstation and breakfast bar. There are a host of fitted appliances with a double oven with built in microwave, induction hob and extractor, dishwasher, fridge and freezer and a white ceramic double Belfast sink.

An engineered oak floor runs through to the garden room which is a relaxing spot for a morning coffee with windows on three sides and double doors out to a sun terrace.

The ground floor space is then completed by a well-equipped utility with space for a tumble dryer and washing machine, with fitted cupboards one containing the hot water cylinder and heating system with a door through to a spacious cloakroom.

From the reception hall, a half-turn fully carpeted staircase (Laura Ashley Dusky Heather Brintons carpet) leads up to the first-floor landing where there is a useful storage cupboard and access to the roof space. There are then four individual bedrooms including a fabulous master suite with vaulted ceiling, exposed oak timbers, doors at one end with a Juliette balcony, a dressing room with fitted wardrobes and an en-suite shower room. The remaining bedrooms are then supported by a separate family shower room.

Outside

Oak Tree Cottage is beautifully situated on a small and quiet no-through lane overlooking farmland and is one of a small cluster of individual properties. From the land a gated drive provides plenty of parking and turning space and leads to an oak framed open-fronted garage and workshop all with power and lighting and useful wood store at one end.

The gardens are then well landscaped and enclosed by mature hedging and post and rail fencing, with an oak tree in one corner which gives the cottage its name. In addition, there are a number of floral borders, a sun terrace, two raised herbs, or vegetable beds with a central lawn. Pathways also lead around the cottage, one passing the outdoor Mitsubishi Ecodan R32 air source heat pump which services the domestic hot water and underfloor heating.



Front reception hall leading through to kitchen/breakfast room & WC









Individual bedrooms with supporting family bathroom



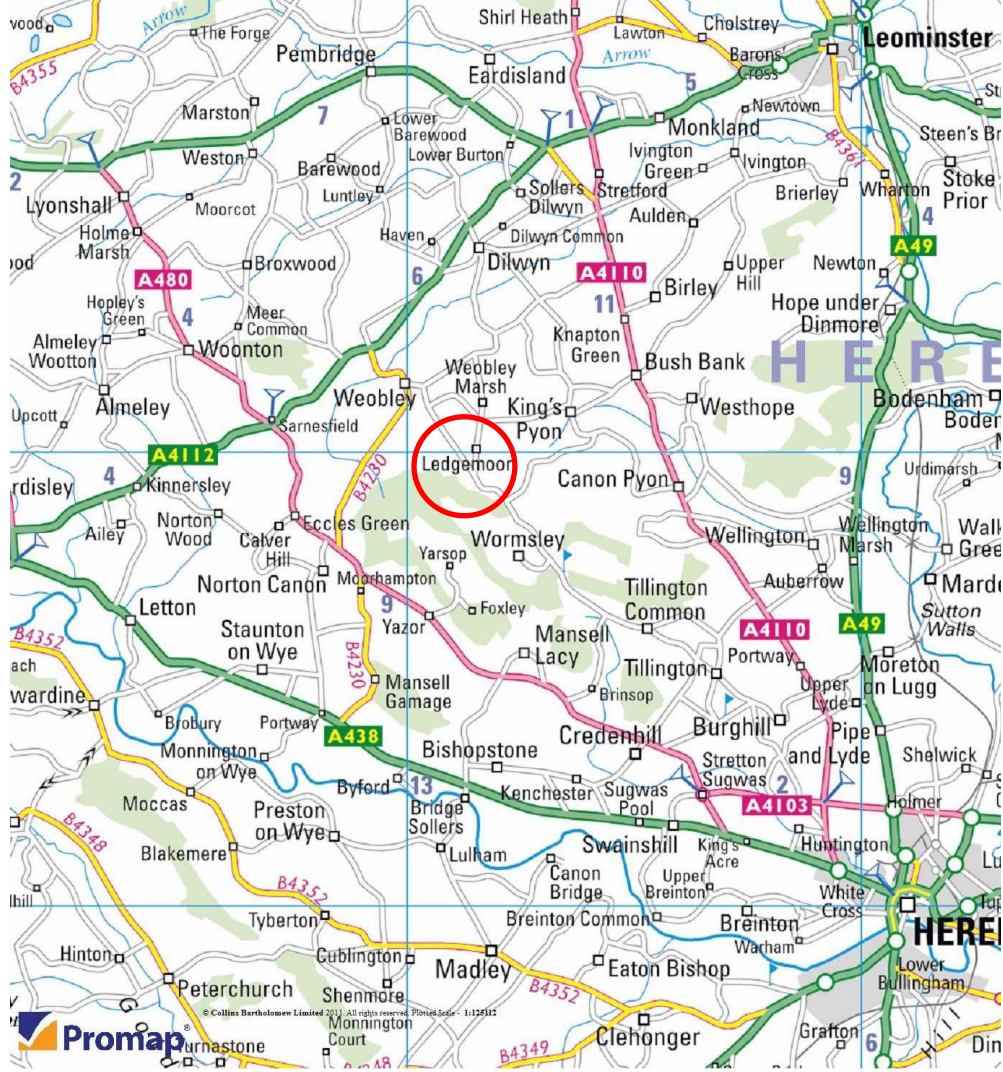
Services and Considerations

- Mains electricity and water
- Private drainage
- Air source heating
- Tenure Freehold
- Council Tax Band E
- EPC Rating B 88/97
- The Ofgem RHI payments, which are quarterly are transferable to the new owner up until 25/03/29
- Broadband Fibre optic cables into the property
- Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.

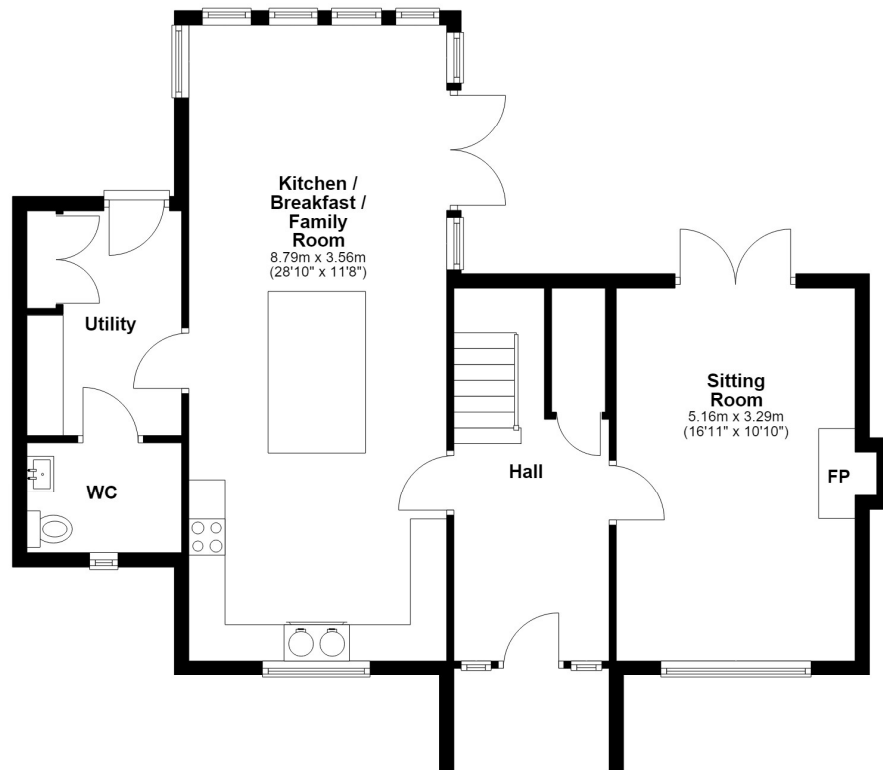


Directions

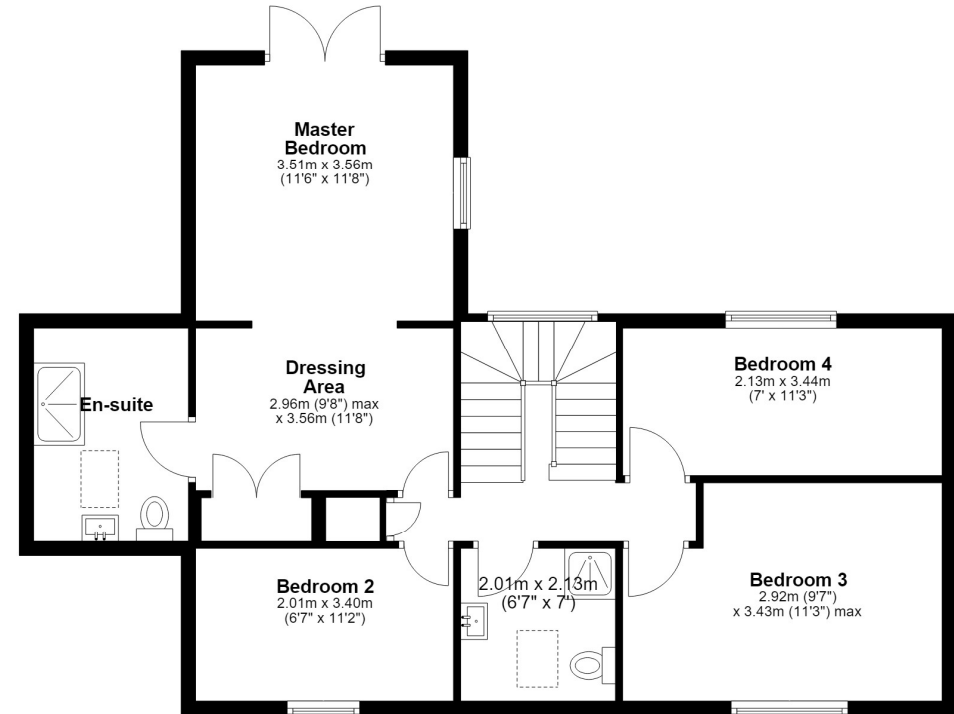
What3Words:///height.streaks.spectacle

From Hereford proceed out on the A4110 towards Canon Pyon and Knighton. After passing the Three Elms pub, turn left at the traffic lights and then first right and follow the signs to Burghill, Tillington, Wormsley and Weobley. Continue through Burghill and Tillington and after passing The Herefordshire Golf Course at Wormsley take the second right (after approx. 1.7m) to Ledgemoor. Turn right at the T junction and right again down a no-through road. Oak Tree Cottage will then be found after a short distance on the left-hand side.

Ground Floor



First Floor



Total area: approx. 142.6 sq. metres (1534.9 sq. feet)

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

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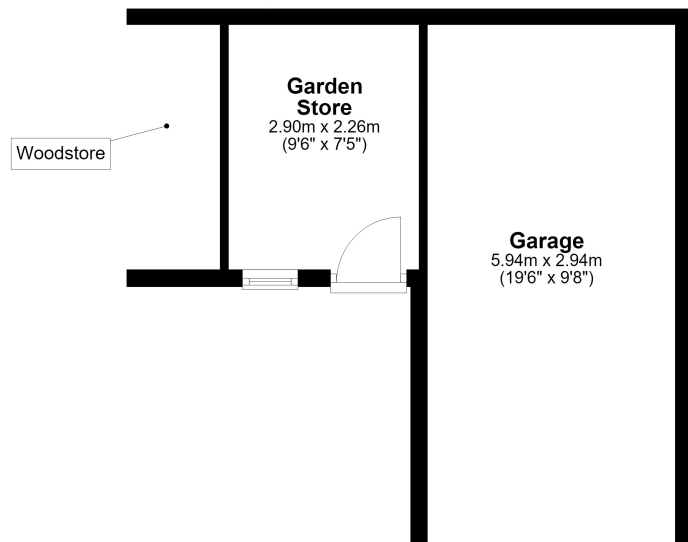
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Ground Floor



Total area: approx. 27.2 sq. metres (293.0 sq. feet)

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