



Jonathan Wright
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**Hawthorn Cottage, Kington Road, Weobley, Herefordshire HR4 8QS. No Onward Chain
£360,000**

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PROPERTY FEATURES

- Detached Cottage
- In Need Of Modernisation
- 2 Double Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Modern Fitted Shower Room
- Garage/Carport & Parking
- Large Gardens
- 2 Workshops
- Village Location



To view call 01568 616666



A pretty detached cottage in need of some modernisation and improvement situated in the sought after black and white village of Weobley, offering LPG gas central heated accommodation mostly double glazed having a reception hall, lounge/dining room, kitchen/breakfast room, rear porch, 2 double bedrooms, modern fitted shower room and outside 2 useful workshops, a detached garage/carport, parking for motor vehicles and large lawned gardens with floral and shrub borders.

Weobley village offers excellent shopping facilities and well situated for travelling to the cathedral city of Hereford and the market town of Leominster and the property is offered for sale with no-ongoing chain. The full particulars of Hawthorn Cottage, Kington Road, Weobley are further described as follows:

The property is detached of brick construction under a slate roof.

A canopy porch with outside lighting and a double glazed entrance door opens into the reception hall. The reception hall has lighting, power, panelled radiator and a door opening into a ground floor cloakroom/W.C. having a low flush W.C., wash hand basin and a panelled radiator.

A door from the reception hall opens into the large lounge/dining room having a feature brick fireplace, extending to ceiling height and standing on a brick plinth is a case iron wood burning stove. There are ceiling lights, double glazed window to front and also to side, plenty of power points, 3 panelled radiators and a sliding double glazed patio door opening into the rear gardens.

From the reception hall a door opens into the kitchen/breakfast room having units to include a stainless steel, single drainer sink unit, working surfaces with base units of cupboards and drawers under, eye-level cupboards, lighting, power, radiator and a double glazed window to front. There is planned space for an electric cooker, a solid fuel cooking range, wall mounted LPG Worcester boiler heating hot water and radiators as listed and a glazed panelled door opening into a rear porch. The rear porch has an opening door into the garden and opening single glazed windows. From the porch a door gives access to the side of the cottage which also leads through into some workshops.

From the reception hall a staircase rises up to the

first floor landing having a double glazed window to rear, ceiling light and doors off to bedrooms. Bedroom one has a double glazed window to front and one to rear, panelled radiator, lighting and power. Bedroom two has a double glazed window to rear and one to front, lighting, power, panelled radiator and a cast iron fireplace with mantle shelf over. Off the landing a door opens into the shower room having a good sized modern shower cubical, a Triton electric shower over, a low flush W.C., pedestal wash hand basin, bidet, lighting, an electric heater, panelled radiator and a double glazed window to front. From the rear porch off the kitchen a door opens into workshop one.

WORKSHOP ONE.

The workshop has lighting, power and a door opening into workshop two.

WORKSHOP TWO.

The workshop has lighting, power and a door opening to the side into the gardens.

The LPG tank is housed to the side of the cottage.

OUTSIDE.

The cottage has a low brick wall to front and easy steps up to the front door and to the side is a splayed driveway giving access through an opening gate to the rear across a driveway leading to a detached garage/carport.

GARAGE/CARPORT.

The garage/carport is of timber construction having double opening doors to the front.

GARDEN.

The gardens to Hawthorn Cottage are quite large and pretty, laid out in cottage style with a flagged patio area, low retaining walls, lawned gardens, attractive floral and shrub gardens and borders, silver birch trees and 2 timber built garden sheds to the rear.

SERVICES.

Mains electricity, mains water, mains drainage, LPG heating and telephone to BT regulations.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 7.47m x 3.81m (24'6" x 12'6")

Kitchen/Breakfast Room 4.14m x 2.90m (13'7" x 9'6")

Rear Porch 3.96m x 1.52m (13' x 5')

Bedroom One 3.96m x 2.74m (13' x 9')

Bedroom Two 3.96m x 2.67m (13' x 8'9")

Shower Room

Workshop One 2.74m x 2.29m (9' x 7'6")

Workshop Two 4.27m x 2.74m (14' x 9')

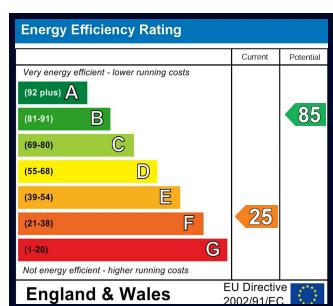
Garage/Carport 5.31m x 2.90m (17'5" x 9'6")

Gardens

PROPERTY INFORMATION

Council Tax Band - D

Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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