



The Old Shop, St. Weonards, Hereford HR2 8NU



Sunderlands
Residential Rural Commercial



The Old Shop St. Weonards Hereford HR2 8NU

Summary of Features

- Semi detached property
- Three bedrooms
- Two reception rooms
- Characterful home
- Sought after village location
- No onward chain

Price Guide £250,000

Nestled in the sought-after village of St. Weonards, Hereford, this charming three-bedroom semi-detached home offers fantastic potential to create your ideal home. The property features two spacious reception rooms, a family bathroom, and parking for two vehicles. Full of character and in need of updating, the property provides an excellent opportunity to modernise and add value. Offered with no onward chain, it combines a peaceful village setting with a straightforward purchase, making it an ideal choice for families, first-time buyers, or investors.

Location

St. Weonards is perfectly positioned between the bustling market towns of Ross-on-Wye, Hereford and Monmouth, set amidst the rolling hills and unspoilt landscapes of glorious south Herefordshire countryside. This charming rural village enjoys a peaceful setting while remaining conveniently connected to nearby centres. Within the village itself, residents benefit from a welcoming church, a well-regarded primary school and a convenient village store catering to everyday needs. For a wider range of shopping, dining, leisure and professional services, the nearby towns provide an excellent selection of amenities, combining rural tranquillity with easy access to modern conveniences.

Accommodation

The property is entered via a welcoming entrance hall, providing access to all principal ground floor accommodation, with stairs rising to the first floor and a useful built-in storage cupboard. The living room is a generously proportioned reception room, enjoying a pleasant outlook over the front garden and offering an excellent space for everyday living and entertaining. The kitchen is fitted with a range of matching wall and base units incorporating an electric oven, together with space for freestanding white goods. A window enjoys an attractive outlook towards the neighbouring church and its grounds, while a useful pantry cupboard provides additional storage. Adjacent to the kitchen is the dining room, offering a versatile space for family dining or entertaining. Two windows provide delightful views across the church grounds, creating a particularly pleasant backdrop.

To the first floor, the landing gives access to three double bedrooms and the family bathroom. The property's character is evident throughout, with exposed timbers adding to its period charm. Bedroom one enjoys a wonderful outlook across the church and its grounds and features an original spiral staircase, which is no longer in use but remains an attractive period feature. Bedrooms two and three are both comfortable double rooms, each enjoying an outlook over the front of the property. Completing the accommodation is the family bathroom, fitted with a three-piece suite and benefiting from a useful airing cupboard for additional household storage.

Outside

The property is approached via off-road parking for up to two vehicles. The driveway also provides access to the useful workshop/outbuilding, making it ideal for storage, hobbies or potential workspace. The property enjoys a delightful enclosed garden with a generous lawn, mature trees, established shrubs, providing excellent outdoor space for relaxing and entertaining. To the rear, a particular highlight is the property's wonderful outlook across the neighbouring historic church and its beautifully maintained grounds, creating a peaceful and attractive backdrop that enhances the sense of space and privacy. This unique setting offers an idyllic rural atmosphere while remaining within easy reach of local amenities.

Services

We understand mains water, drainage and electric are connected to the property.

Tenure

Freehold

Council tax band

Herefordshire council tax band - C

Agents notes

Please note that the property includes a flying freehold. Prospective purchasers are advised to make their own enquiries through their legal representative.

Directions

From Hereford City Centre, proceed south on the A49 and then turn on the A466 at Wormelow to Monmouth. Continue along the A466 for approximately 6 miles. On reaching the village of St Weonards, take the turning left, signposted for the car park, hall, school and shop. Continue along for a short distance, where the property can be found on your left hand side.

Anti money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		45	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	










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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.