

# THE HURST

£750,000



“A traditional farmhouse, large grounds and huge scope”

Weobley, Herefordshire

If you are searching for a large, traditional farmhouse, wild meadow gardens, outbuildings and huge scope then this great property just a stone's throw from the pretty black and white village of Weobley offers all.

- Traditional farmhouse
- Large outdoor space
- Separate “servants wing”
- Great business potential
- Workshops
- Original character features



If you are searching for a large, traditional farmhouse, wild meadow gardens, outbuildings and huge scope then this great property, just a stone's throw from the pretty black and white village of Weobley, offers all. As you approach the property through a five bar gate you will see the potential laid bare in front of you... a superb 2-bay workshop with three-phase electricity and easy access for deliveries etc lies to your left; to the right there is an array of car ports attached to a further attractive outbuilding which would lend itself to a variety of uses.

The farmhouse itself is full of character and, on entering the building, you are greeted by the original staircase leading to the servants' wing: a useful landing space and two bedrooms. The main house has an open-plan kitchen and dining room: the exposed timbers of which, combining with wooden flooring, under floor heating and a wood burning stove give the space a great sense of warmth. The stylish kitchen also features a working bread oven – a great bonus for pizza fans!

The main reception hall leads to a large sitting room with feature fireplace and further stairs leading to the first floor. A study with stone fireplace completes the downstairs accommodation. The main upstairs residence has a further four double bedrooms all with high ceilings and a split-level landing, all served by a family bathroom.

**Outside:** The wildlife-rich gardens are quirkily sprawling with two wild flower meadows, a recently planted yew garden, coppice, raised vegetable beds, three ponds (one stocked with carp) and two large lawn areas in which to sit and relax or watch the children play. The total grounds extend to approx. 2.5 acres (tbv by buyer's solicitor). There is also a pretty brick outbuilding with toilet giving great annex potential.



**Area:** Although surrounded by open countryside, enabling long rural walks, The Hurst is just a few minutes' drive to the beautiful black and white villages of Dilwyn and Weobley. These two popular centres are home to shops, cafes, restaurants, public houses, transport links and schools.



EPC and floor plan available on the website.

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