

PEAR TREE COTTAGE

£575,000



“A versatile family home in a popular village”

Wellington, Herefordshire

This pretty, extended cottage sits in the heart of the village of Wellington and has so much to offer, including character features throughout, a large kitchen-diner, pretty rear garden, double garage and ample off-road parking. It also includes a great annex, which could be utilised as an additional bedroom, self-contained unit for grown-up children/ dependent elderly relative or even to generate income as guest accommodation.

- Versatile family home
- Cottage style features throughout
- Detached double garage and parking
- Large kitchen/ diner
- 4/ 5 bedrooms
- Great rear garden
- Self-contained annexe
- Popular village



Pear Tree Cottage has been hugely improved and extended by the present owners to create a versatile family home, rich with charm and character. The brick enclosed porch is perfect to escape the weather, kick off your shoes and hang coats on entering the property. From here the central hallway connects all the rooms of the ground floor. Immediately to the right is the large living room: this generous space has a warm feel thanks to the timber flooring and joinery, and is the perfect place for spending evenings, cosied up in front of the wood burning stove.

The heart of the home is undoubtedly the large kitchen/ diner which sits at the rear of the home and can be accessed via the central hallway or half-glazed double doors which lead from the living room. This open-plan space is the perfect setting to entertain friends or for everyone to gather together at family mealtimes. The kitchen features solid timber base- and wall-mounted cupboards around a brick central island with breakfast bar seating. There is ample storage and food preparation counter space as well as a large range style cooker, integrated microwave, dishwasher and space for a washing machine. To the other side of the room the dining area is easily big enough for a large dining room or sofa - or both. Bi-fold doors open out into the rear garden.

Finally, the central hallway accesses the annex, which also has a separate rear entrance. This unit comprises a small kitchen opening directly to the living space. There is also a bedroom with an attractive fireplace, and a separate shower room. This annex could be utilised as a fifth bedroom or a self-contained space for as elderly relative or grown-up children. There is also revenue potential via holiday or long-term rental options (subject to any required consent).



Upstairs there are four double bedrooms; the master suite overlooks the rear garden and has a large bank of built-in wardrobes and en suite shower room. The other three bedrooms sit to the front of the house: one ensuite and two with built in cupboard/ wardrobe space. A family bathroom with over-bath shower, WC and vanity unit completes the upstairs.



Outside: The driveway provides ample off-road parking; the front garden sits to the side of this and is laid to lawn. A double, detached garage sits to the back of the driveway. There are two side access routes to the rear of the property - one via a lockable gate. The charming, south-facing rear [cont...]



[cont...] garden is mostly lawned and bordered by mature hedging as well as a few trees and shrubs. This lovely, private garden is a great spot to enjoy summer barbecues and outdoor family time. There is a gravelled seating area directly behind the property as well as elevated decking which borders a pergola.

Area: The village of Wellington is just a few miles north of Hereford City, giving convenient access to all the amenities of the city whilst enjoying all the benefits of a rural location. The village itself offers plenty of services on your doorstep, such as a Post Office and stores, village hall, primary school and nearby garden centre and café. For lovers of the great outdoors, you are surrounded by fresh air and great countryside walks.

At a glance:

Bedrooms:	4/5
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Gas
Services:	Mains gas, electricity, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes** (Fibre available up to 900Mbps)

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

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