



ROSE BANK CANON PYON

HEREFORD HR4 8NT

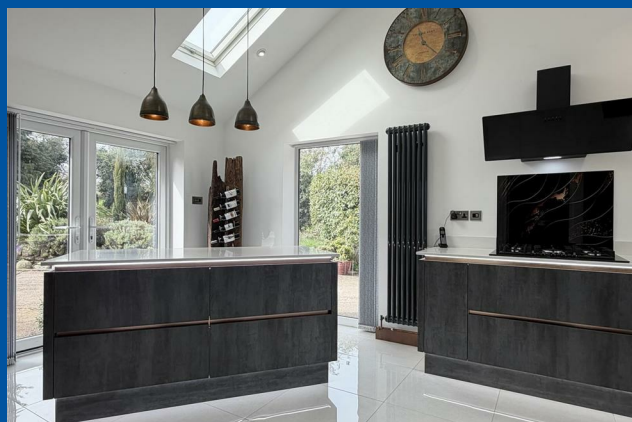
Price Guide £635,000
FREEHOLD

Position on the outskirts of the popular village of Canon Pyon, an impressive detached home offering spacious accommodation set across two floors with double garage, large detached office, gated driveway parking & south-west facing landscaped gardens. With no onward chain, the property would make a fantastic family home and a viewing is highly advised.



ROSE BANK CANON PYON

- Edge of a popular village • Four/Five bedrooms, one with en-suite • Double garage, landscaped gardens & detached office/games room • Ideal family home • Must be viewed! NO ONWARD CHAIN • Impressive detached house



Ground Floor

With an open fronted oak framed porch and composite entrance door leading into the

Reception Hall

With matwell, wood effect flooring, ceiling light point, an opening continuing through to the entrance hall with an oak framed staircase leading up to the first floor, radiator, recess spotlights and doors leading into the

Downstairs W/C

With low flush w/c, vanity wash hand basin with tiled splash back, radiator and automatic sensor light.

Sitting Room

With fitted carpet, radiator, ceiling light point, dual aspect double glazed windows and oak glazed doors leading into the

Dining Room

With fitted carpet, radiator, ceiling light point and two double glazed windows, a door then leads back into the entrance hall.

Living Room

With fitted carpet, large double glazed bay window to the front aspect, large double radiator, two ceiling light points, electric fireplace and double glazed french doors into the

Garden Room

With wood effect flooring, spotlights, double glazed windows and french doors out to the rear garden.

Kitchen/Breakfast Room

An immaculately fitted kitchen comprising contrasting units with quartz work surfaces over, one and a half bowl sink unit, five ring gas hob with extractor hood over, two eye level ovens, integrated fridge/freezer, island with storage space

and breakfast bar, two double glazed windows, double glazed french doors and three velux windows, porcelain tiled floor, spotlights and three hanging ceiling lights over island.

Utility Room

Comprising fitted base cupboards with work surfaces and tiled splash backs over, 1 1/2 bowl sink and drainer unit, under counter space for washing machine and tumble dryer, space for a freestanding fridge/freezer, radiator, cupboard housing the oil central heating boiler, recess spotlights and double glazed window.

First Floor Landing

With fitted carpet, coving, loft hatch, spotlights and doors to

Bedroom One with En-suite

With fitted carpet, ceiling light point, heated towel rail, an opening leads into the bedroom and a door into the en-suite. A spacious principal bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fantastic countryside views and ample space for wardrobes.

En-suite

Comprising a large walk in shower with mains rainfall shower head over, vanity wash hand basin with storage below, tiled splash back and heated illuminating mirror over, low flush w/c, radiator, spotlights and double glazed window.

Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed bay window to the front aspect with fitted blind and countryside views.

Bedroom Three

With fitted carpet, ceiling light point, radiator, ample space for wardrobes and two double glazed windows with views towards open countryside beyond.

Bedroom Four

With fitted carpet, radiator, ceiling light point, double glazed window to the side aspect overlooking the rear garden and fitted wardrobes with mirrored sliding doors.

Study/ Bedroom Five

With fitted carpet, radiator, double glazed window, ceiling light point and built in storage.

Bathroom

A full suite comprising panelled bath with part tiled surround, large walk in shower with tiled surround and mains fitment rainfall shower head over, vanity wash hand basin with heated mirror over, low flush w/c, heated towel rail, spotlights and double glazed window.

Outside

To the rear of the property is a generously sized concrete driveway with double wooden gates leading to a double garage, complete with two electric roller doors and a convenient side access door. The property also features a spacious and versatile games room, fitted with bi-fold doors to the front, a double-glazed side window, and equipped with lighting, power, and spotlights—making it ideal for use as a home office, though it is currently arranged as a games room/bar area.

The garden has been immaculately landscaped and offers a substantial lawn, gravel pathway, a wooded section, a sizeable fish pond, and a large patio area. At the front, there are a further two sets of double gates opening onto a generous second driveway leading to the back of the house with a large footpath area (which is out of view) where there is ample room for a caravan/motorhome with an electric point.

Further benefits include an external oil tank, useful storage sheds, and outdoor tap and power points.

Directions

Proceed west out of Hereford on Whitecross Road, at the roundabout take the third exit onto Three Elms Road. Proceed straight over at the cross roads towards Canon Pyon, after reaching the sign for Canon Pyon, the property is situated on the left hand side just before entering the village.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water and electricity are connected. Oil-fired central heating. Private drainage.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

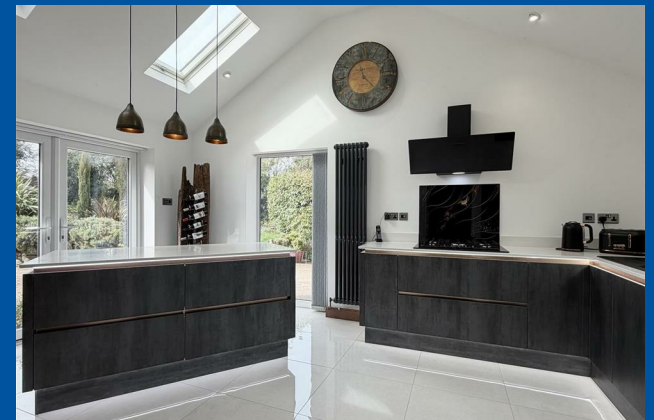
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

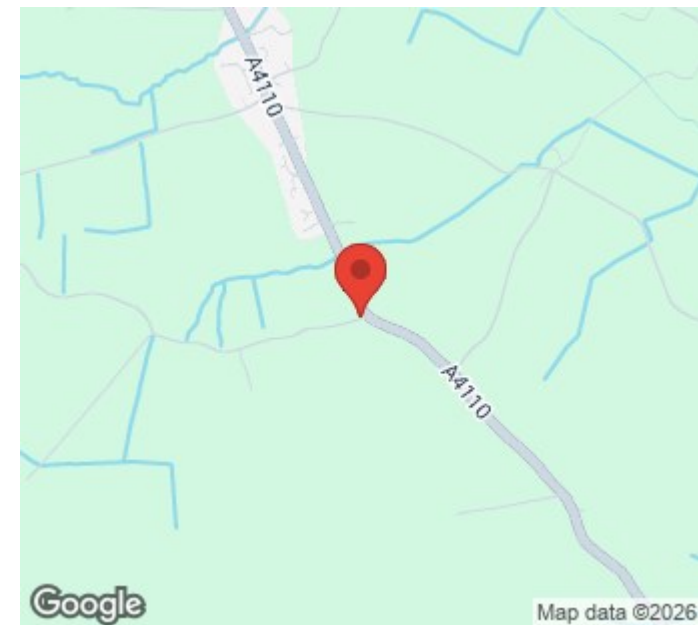
Strictly by appointment through the Agent (01432) 355455.

ROSE BANK CANON PYON





Total area: approx. 200.3 sq. metres (2156.0 sq. feet)
 Rose Bank, Canon Pyon, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D HEREFORD Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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