



Orchard View House

Canon Pyon Herefordshire
HR4 8NY



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A beautifully presented contemporary 4 bedroom detached house in a popular village location.

This beautifully presented detached residence is conveniently located in the popular village of Canon Pyon, 7 miles from the Cathedral City of Hereford. Within the village there is a shop/post office, public house, primary school, sports playing field, village hall and bus service.

The property, which was constructed in 2012, offers spacious accommodation throughout with double-glazing and oil-fired central heating, Master bedroom with en-suite, 3 further bedrooms, contemporary kitchen and bathroom, separate office, double garage and garden.

We highly recommend an internal inspection of this property, which is more particularly described as follows: -

Ground floor

Canopy porch

Entrance door to

Reception Hall

Tiled floor, carpeted staircase to first floor, understairs storage cupboard, radiator, heating thermostat, doors to

Cloakroom

Tiled floor, WC, wash hand basin, window, radiator, extractor, fuseboard.

Office

Carpet, radiator, window to front, fitted desk and drawers with shelving unit above.

Lounge

Windows to side and rear, French doors opening onto the patio area, 2 radiators, carpet, woodburning stove with wooden mantel, tiled hearth and brick surround.

Kitchen/diner

A contemporary room, matching wall and base units with worksurfaces, 1½ bowl sink unit, peninsular with breakfast bar, integrated induction hob, integrated dishwasher, wine fridge and fridge/freezer, double oven, tiled floor, radiator, recessed spotlights, windows to front and rear, French doors to the patio, door to the Utility and double doors to

Dining room

Tiled floor, window to rear, radiator, door to entrance hall.

Utility

Tiled floor, worksurface with space below for washing machine, window and door to rear, stainless steel sink unit, extractor, boiler and door to

Second cloakroom

Tiled floor, WC, wash hand basin, radiator, window, extractor.

First floor

Landing

Carpet, window to front, loft hatch with ladder, 2 built-in storage cupboards.

Master bedroom

Carpet, dual aspect windows, 2 radiators, door to En-suite shower room having double-width shower cubicle with mains fitment, vanity wash hand basin, WC, heated towel rail, window, extractor, tiled floor.

Bedroom 2

Carpet, radiator, window, built-in double wardrobes.

Bedroom 3

Carpet, radiator, 2 windows to rear aspect.

Bedroom 4

Carpet, radiator, window to front aspect.

Bathroom

Contemporary family bathroom having double-width shower cubicle with mains fitment, bath, vanity wash hand basin with mirrored storage unit above, WC, heated towel rail, recessed spotlights, part-tiled surrounds, tiled floor, window to rear.

Outside

The property is approached via double wooden gates, which lead onto the large driveway with ample parking for several vehicles. The front is mainly laid to lawn and enclosed by a feature stone wall, brick wall and fencing, with access to the **Double Garage** with up-and-over doors, side access door, light and power. The garage has potential for conversion for many uses, subject to the necessary planning consents.

To the rear the garden is mostly laid to lawn with a patio area under an outside lean-to, and is enclosed by fencing. Oil storage tank, outside tap and power points.

General information

Services

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



Outgoings

Council tax band F - payable 2023/24 £3158.20
Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Brecon on the A438. At the roundabout take the 3rd exit onto the A4110 towards Knighton. Continue into Canon Pyon and take the right turn before you approach the Nags Head, and the property is situated on the left-hand side. What3Words: noon.uplifting.stubble

Viewing

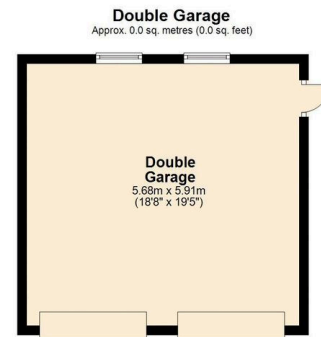
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

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

DR FC008285 September 2023 (1)





Total area: approx. 164.7 sq. metres (1772.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Orchard View House, Canon Pyon, Hereford



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