

FOR  
SALE



Spitehouse Rise, Pontrilas, Hereford HR2 0BU

£539,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this popular rural location, a truly superb 4 bedroom detached house offering ideal family or retirement accommodation. The property which has been stylishly finished has the added benefit of LPG central heating, double glazing, solar panels, EV charger, spacious living accommodation, luxury kitchen and bathrooms, a generously sized south facing rear garden and to fully appreciate this property we recommend an internal inspection.

## POINTS OF INTEREST

- *Peaceful rural location*
- *Superb 4 bedroom detached house*
- *Luxury fitted kitchen & bathrooms*
- *Good sized south facing rear garden*
- *Solar panels & EV charger*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Glazed Canopy Porch

With entrance door through to the

### Reception Hall

With feature flooring, turning carpeted staircase to the first floor, underfloor heating thermostat, door to the lounge and door to the

### Downstairs Cloakroom

With low level dual flush WC, vanity wash hand basin with storage below and splash back, recessed spotlighting, feature flooring and double glazed window with blind.

### Lounge

With feature flooring, double glazed windows to both the front and rear aspects with blinds and underfloor heating thermostat.

### Kitchen/Breakfast Room

A superb room stylishly fitted with an extensive range of wall and base cupboards, ample quartz work surfaces and central work station/breakfast bar with storage below, 2 double glazed windows with blinds enjoying a pleasant outlook to the front aspect, recessed spotlighting, feature flooring with underfloor heating thermostat, a range of integrated appliances including double oven, 4 ring gas hob with cooker hood over, dishwasher and upright fridge freezer, a further double glazed window to the side with blind, open-plan dining/family room and door to the

### Utility Room

With wall and base cupboards, quartz work surfaces, space and plumbing for a washing machine, feature flooring and ample storage space.

### Dining/Family Room

A light and airy room with feature flooring and underfloor heating thermostat, 2 sets of double doors enjoying a pleasant outlook and opening onto the rear patio and garden.

### First Floor Landing

With fitted carpet, radiator, central heating thermostat, access hatch to the loft space and a large/airing cupboard with shelving.

### Bedroom 1

An impressive room with fitted carpet, radiator, high level double glazed side window and feature window to the rear with a fine view across the garden and countryside beyond, access hatch to loft storage space, 2 built in double wardrobes and door to the

### Ensuite Shower Room

With a large double shower with rainwater style shower head over and glazed sliding door, vanity wash hand basin with storage below, tiled splash back and shaver socket over, low level dual flush WC, ladder style towel rail/radiator, recessed spotlighting and extractor fan.

### Bedroom 2

With fitted carpet, radiator, space for wardrobes and a double glazed window with blind to the rear enjoying a pleasant outlook.

### Bedroom 3

With fitted carpet, radiator and a double glazed window to the front aspect with blind.

### Bedroom 4

With fitted carpet, radiator and double glazed window to the front aspect.

### Luxury Bathroom

With suite comprising panelled bath with tiled splash back, vanity wash hand basin with storage below and tiled splash back, shaver socket, low level dual flush WC, glazed side window, extractor fan, recessed spotlighting, feature flooring, ladder style towel rail /radiator and a large double shower with rainwater style shower head and sliding door.

### Outside

To the front of the property there is a patio and a further lawned garden with a driveway to the side providing ample off road parking which leads to the

### Garage

With electric up and over door, EV charger, power and light points, ample storage space

To the rear is a generously sized south facing garden.

### Services

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

### Outgoings

Council tax band E - £2,977 payable for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford on the A465 Abergavenny Road, on reaching Pontrilas turn left into the village, go through the village and turn left towards Grosmont and then immediately left again and Spitehouse Rise is the development on your right hand side.

### General Information

Tenure & Possession

Freehold - vacant possession on completion.

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

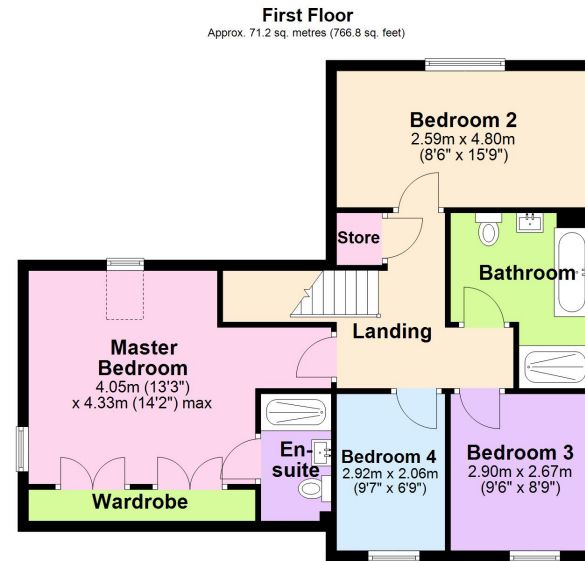
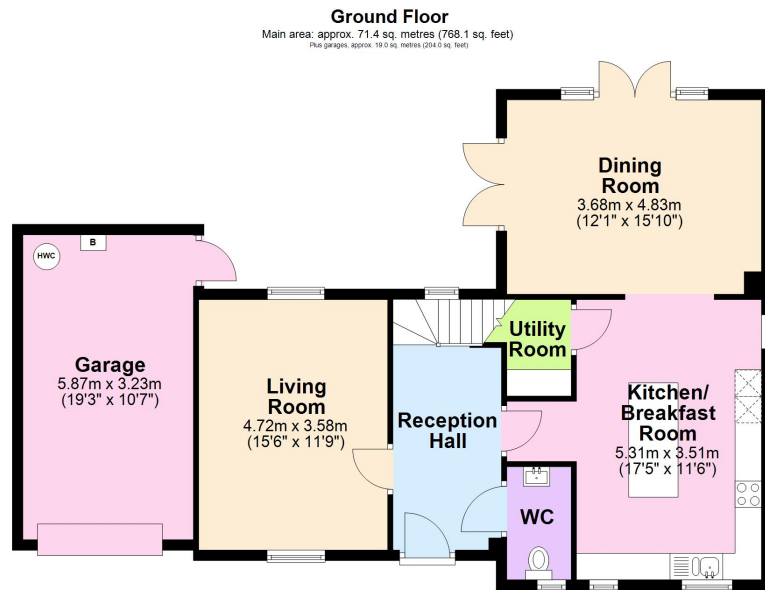
### Money Laundering Regulations

Prospective purchasers are required to provide 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



Main area: Approx. 142.6 sq. metres (1534.9 sq. feet)  
Plus garages: approx. 19.0 sq. metres (204.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	82	100
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC