



**Cider House, Sutton St Nicholas, Hereford HR1 3BW**



## Cider House, Sutton St Nicholas, Hereford HR1 3BW

A substantial brick and stone detached property comprising; dining room, kitchen, sitting room, 4 bedrooms, family bathroom, separate office, sizeable useful workshop, formal gardens and grounds amounting to approximately 1/3 of an acre. No onward chain.

**Guide Price £479,500**



### Situation and Description

Pleasantly located in the Burmarsh area of Sutton St Nicholas, approximately 5.5 miles northeast of Hereford City. This property is conveniently situated having a host of amenities available at the adjoining villages of both Marden and Sutton St Nicholas respectively, including primary schools, local Post Office and stores, general shop, and coffee house.

This substantial, stone and red brick, detached property enjoys a wealth of character; including exposed wall and ceiling timbers to the majority of rooms, and has been extended over its history to offer what is now a 4 bedroom, 2 reception room accommodation, which currently enjoys a ground floor office with a separate access to the front, and toilet with wash hand basin off, but this could be further incorporated into the main accommodation, if so desired. The property stands in gardens and grounds extending to approximately 1/3 of an acre, but has the substantial advantage of a large workshop constructed of steel, with power and light, extending to 122 square meters/1300 square feet, and allowing ample space for those either having a hobby or wishes to work from home. This property has No Onward Chain.

### OVERVIEW

In more detail the property comprises:

Front door to:

#### Reception Hall

With exposed wall timbers.

Door to:

#### Dining Room

3.44m x 3.92m (11' 3" x 12' 10")

With feature inglenook type fireplace, with oak beam over, wealth of exposed wall and ceiling timbers, double panelled radiators, and

windows to garden.  
Opening through to:

#### Kitchen

3.92m x 3.77m (12' 10" x 12' 4")

Having a range of units with laminated working tops over, drawers and cupboards and space for cooker, corner eye level store cupboard, tiled surround to working surfaces, exposed wall and ceiling timbers, double panelled radiator, and door giving access to outside.

Door to:

#### Downstairs Cloakroom

With low flush WC, bracket wash hand basin.

Door to:

#### Utility Room

With Belfast ceramic sink, space and plumbing for washing machine, and Worcester oil fired central heating boiler serving domestic hot water and central heating.

Walkway from the dining room leads to:

#### Sitting Room

3.87m x 3.76m (12' 8" x 12' 4")

With brick fireplace to one end with flue, double panelled radiator, wall light points, and exposed ceiling timbers.

Stairs from the reception hall lead to:

### FIRST FLOOR

#### Large Landing

4.08m x 2.50m (13' 5" x 8' 2")

With part of the landing providing a study area or occasional bedroom 5, and having a wealth of exposed timbers.

Door to:

#### Bedroom 1

4.09m x 4.93m (13' 5" x 16' 2")

With windows to both front and rear, and double panelled radiator.

#### Bedroom 2

3.44m x 4.08m (11' 3" x 13' 5")

With exposed ceiling timbers, and 2 windows with outlook to the rear garden.

#### Bedroom 3

4.58m x 3.97m (15' 0" x 13' 0")

With double panelled radiator, exposed wall timbers, windows to both side and front, and access to roofspace.

#### Bedroom 4

4.13m x 2.54m (13' 7" x 8' 4")

With radiator, power points, exposed wall and ceiling timbers, dual windows overlooking the rear.

#### Family Bathroom

With white comprising enamelled bath, shower attachment above and tiled surround, low flush WC, pedestal wash hand basin, radiator, skylight and pull light switch.

#### Separate Office Space

4.61m x 3.92m (15' 1" x 12' 10")

This is approached from the outside and from the far end of the property, which would have originally been a separate office and could easily be converted and transformed into the main property.

Porch area with stable door leading into a room which comprises:

With an original built-in safe (No Key available), wall mounted electric convector radiator, and power points.



### Large Workshop

9.0m x 13.6m (29' 6" x 44' 7") 1300 square feet, 122 square meters. With sliding doors at both ends, personal single door, a concrete floor, power and light.

### Directions

From Hereford City proceed onto Aylestone Hill A465, and at the roundabout take the 2nd exit towards Sutton St Nicholas, after 3.1 miles turn left towards Burmarsh and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///connector.prongs.quit

### Services

Mains electric and water. Private drainage. Oil fired central heating.

### Tenure

Freehold

Council tax band 'E'



### Outside Toilet

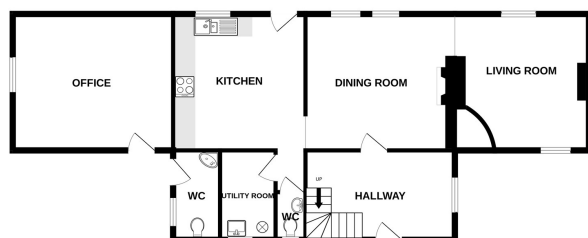
With low flush WC, and corner bracket wash hand basin.

### OUTSIDE

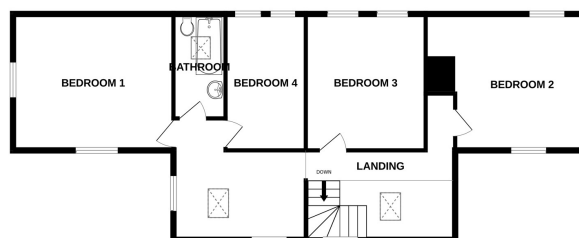
The property is approached from the front through a large timber gate and this leads onto a large hardstanding area, allowing further upgrading depending on a purchasers requirements and a large parking area suitable for numerous vehicles. The formal gardens are directly at the rear of the property and are currently laid to lawn with a gravelled area across the width of the property providing an ideal seating area and from here there is an ornamental water feature to one side, and in all the garden has mature hedging for a boundary. There is direct access from the front of the property which leads to the large workshop.



GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.




1ST FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 sq.m.) approx.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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