



# Sheldon House

Bush Bank  
Hereford  
HR4 8PQ





# Sheldon House, Bush Bank, Hereford HR4 8PQ

Situated in the rural hamlet of Bush Bank, an immaculately presented, flexible living 4/5 bedroom detached home offering ideal family/ multi generational accommodation. The property offers a wealth of character and charm throughout and has been tastefully updated to offer modern living for all of the family.

Bush Bank sits approximately 9 miles north west of Hereford City & 7 miles south west of Leominster where both offer a vast range of amenities including supermarkets, doctors surgery, hospital, primary and secondary schools, further education colleges, train station and shopping facilities.

The property comprises 4 good sized bedrooms to the first floor, two modern fitted shower rooms, to the ground floor two light and airy reception rooms with woodburning stoves, a spacious kitchen/breakfast room, utility room, downstairs shower room, an additional reception room and stairs leading to the first floor offering a 5th bedroom or scope to utilise as an annexe. To the outside, fantastic front and rear gardens with beautiful views across rolling countryside, plenty of driveway parking, outbuildings to include two bay dutch barn, chicken shed, outside kennel and shed.

## PROPERTY DESCRIPTION

### Ground Floor

Canopy entrance porch with entrance door into

### Entrance Hall

With parquet flooring, fitted wall light, useful under stair storage cupboard and wooden door leading into

### Dining Room

A light and airy room with dual aspect windows and french doors to the front and rear allowing for plenty of natural light to flood through, a feature wood burning stove with tiled hearth and and brick surround, two ceiling light points, radiator, beautiful wooden flooring, picture rail and door leading through to the

### Living Room

With carpeted stairs leading up to the first floor and then opening up in to the cosy sitting room with double glazed windows to the front aspect and the French doors opening up onto the rear patio area, another feature wood burning stove with tiled hearth and wooden mantle overs beautiful wooden shelving fitted into the alcove, wooden flooring, radiator and cupboard housing the fuse box.

### Kitchen/Breakfast Room

A beautifully fitted kitchen with contrasting wall and base units, ample solid wood worksurfaces, ceramic 1 1/2 bowl sink and drainer unit, integrated dishwasher, range master cooker with electric oven and hob and extractor over, American style fridge/freezer, double glazed window to the front aspect, French doors leading out to the rear patio, wooden flooring, radiator, two ceiling light points and door into

### Rear Porch

With cushioned vinyl flooring, double glazed window and door to the rear, space for coat and shoe storage and door leading into

### Utility Room/Annexe

Fitted base unit and work surface space over with under counter space for washing machine and tumble dryer, floor mounted Worcester Bosch oil central heating boiler, sink with mixer tap over, double glazed window, vinyl flooring, ceiling light point, carpeted stairs leading up with useful under stair storage and doors into

### Downstairs Shower Room

Large walk in shower with glass sliding door, electric shower, panelled surround, wash hand basin with storage below and mirrored storage cabinet over, chrome heated towel rail, low flush w/c, vinyl flooring, two ceiling light points and extractor.

### Reception Room/Gym

A flexible space currently used as a home gym but could be an additional reception room, ground floor bedroom or office space with fitted carpet, double glazed window to the front aspect, radiator and ceiling light points.

### First Floor Landing

A light and airy landing, dual aspect windows with one to the front aspect with glorious countryside views and three windows to the rear overlooking the beautiful landscaped garden with views to the countryside beyond, fitted carpet, three ceiling light points, radiator, loft hatch and doors leading to

### Bedroom 1

A great sized double bedroom with fitted carpet, radiator, ceiling light point, loft hatch, double glazed window to the front aspect with beautiful countryside views and an array of fitted wardrobes.



### Bedroom 2

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fine views across open countryside and ample space for wardrobes.

### Bedroom 3

Another good sized double bedroom with fitted carpet, ceiling light point, double glazed window to the front aspect.

### Bedroom 4

A flexible single bedroom currently utilised as a home office with fitted carpet, radiator, ceiling light point and double-glazed window with views over the rear garden and beyond.

### Shower Room

A modern fitted shower room with large double width shower cubicle, mains fitment rainfall shower head over, panelled surround, vanity wash hand basin with storage below and illuminating mirrored storage cabinet over, low flush w/c, heated towel rail, tiled surround and tiled floor, recess spotlights, double glazed window to the rear and extractor.

### Second Shower Room

Fitted shower cubicle with mains fitment shower head over, bi-folding door and panelled surround, vanity wash hand basin with drawer storage below and illuminating mirrored storage cabinet over, low flush w/c, tiled surround and floor, recess spotlights, chrome heated towel rail and extractor.

### Outside

To the rear of the property a large paved patio area providing the perfect outdoor entertaining space with double doors leading from every reception room. Steps and a sloped path lead up to the remainder of the rear garden which is landscaped and laid to lawn and a great space for all the family to enjoy with a raised decked area with decked steps leading up with glorious views to the rear with power points. The rear garden is enclosed by hedging and fencing. There is an outside wooden insulated dog kennel. A wooden outside storage shed. Oil boiler. Two side access gates lead to the front of the property. Steps lead up to the first floor annexe bedroom (currently blocked by the fitted wardrobe). Useful outside hot and cold tap. Chicken shed (11.4m x 4.7m) currently utilised as a large storage area with power and lighting, useful under stair storage, bin store.

To the front, a 5 bar wooden gate opens up onto the large driveway providing off road parking for ample vehicles with pathway leading to the front door. To the front there is a large double bay Dutch barn (7.31m x 4.9m) currently used as a parking facility. The front garden is then mostly laid to lawn with an array of plants and shrubbery. A side gate leads on to the lane to the side of the property.

There are two poultry runs, one to the front with wooden gate, enclosed by hedging and fencing and one to the rear.

### Outgoings

Council Tax Band 'F'

Water and drainage are payable.

### Money Laundering Regulations

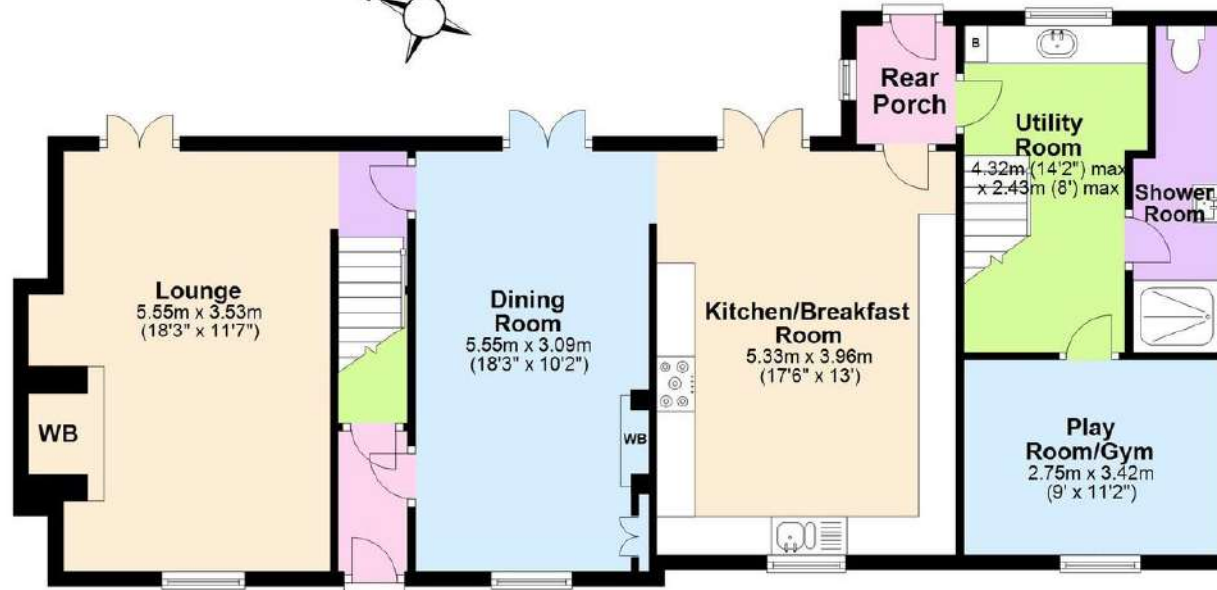
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.







Approx. 92.4 sq. metres (994.9 sq. feet)



Approx. 80.7 sq. metres (868.4 sq. feet)



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

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> (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		
	53	74

**England, Scotland & Wales**

EU Directive 2002/91/EC





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