



## GENERAL INFORMATION

### Tenure

Freehold

### Services

Mains drainage, electricity and water are connected to the property, additional private well water.

### Outgoings

Council tax band 'D'

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

West View,  
Canon Pyon Hereford HR4 8NU

**Offers in the region of £160,000**



## DIRECTIONS

From Hereford City, proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights go straight over staying on the A4110 for approximately 5.6 miles and the property can be found opposite Canon Pyon village shop. For those who use 'What3words':://hypocrite.rewriting.rounds

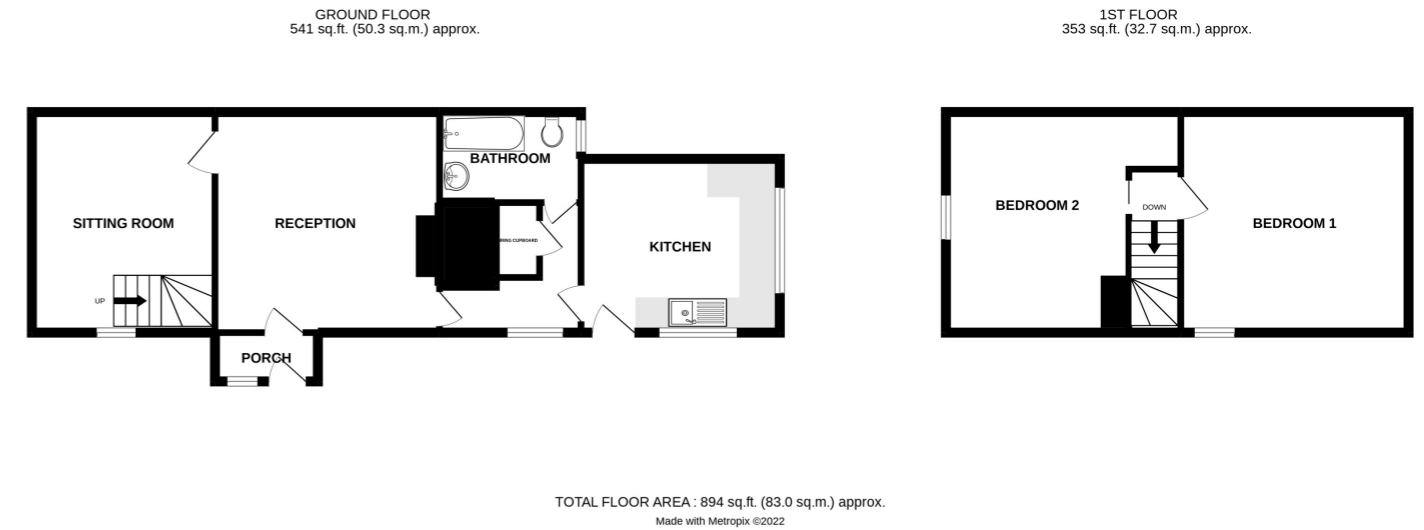


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

• Coming to the market for the first time in over 60 years • Requiring further modernisation • Period detached property

**Hereford 01432 343477**

**Ledbury 01531 631177**



## OVERVIEW

Coming to the market for the first time in over 60 years, a charming two bedroomed, grade II listed property now requiring updating and further modernisation.

The property is located in the heart of the the village of Canon Pyon, some 6 miles west of Hereford City, close to a wide range of amenities including primary school, a good local shop and post office, a popular public house, village hall, for those who enjoy it, lovely countryside walks in the surrounding open countryside nearby and for those who require it, there is a bus service to and from Hereford City.

In more detail the property comprises:

### Canopy Porch

Front door leads to:

### Sitting Room

4.04m x 3.98m (13' 3" x 13' 1")

Having feature fireplace with open grate and stone surround, a wealth of exposed wall and ceiling timbers and night storage heater. Door leads through to:

### Reception Room Two

4.01m x 3.29m (13' 2" x 10' 10") 4

Having under stairs storage, night storage heater, power points, a wealth of exposed wall and ceiling timbers and window to front.

### Inner Lobby

Having window to front, airing cupboard having copper cylinder with immersion heater and slatted shelving.

Door leads to:

### Ground Floor Bathroom

Having suite comprising, enamelled bath, pedestal wash hand basin, low flush WC, electric Redring shower over the bath and window to side.

### Kitchen

3.58m x 3.15m (11' 9" x 10' 4")

Fitted with a traditional range of pine units comprising single drainer sink, drawers, cupboards below, adjacent laminated working surface, space under and plumbing for washing machine, space for fridge, further double base unit, space for cooker, night storage heater, power points, windows to both

front and side and personal door giving access to front.

Stairs from second reception room leads to:

## FIRST FLOOR

### Landing Area

Door to:

### Bedroom 1

3.91m x 4.07m (12' 10" x 13' 4")

Having exposed ceiling timbers and dormer window with outlook to the front.

### Bedroom 2

3.21m x 3.93m (10' 6" x 12' 11")

Having exposed ceiling timbers and window with outlook to the side.

## OUTSIDE

The property is approached from the main Canon Pyon road A4110, and at the front of the property there is a main parking area, a personal gate and path giving access to the front door. To one corner of the garden there is the old original well which still holds water and subject to testing could be domestically used or just used to irrigate the garden if a

pump was fitted. The front garden is laid to lawn to one side and has an attractive well stocked rose and shrubbery borders to the other side, a further ornamental steps lead up to a second lawned garden area where there are further flower and shrubbery borders, ornamental cherry tree and the garden proceeds down the side where there is a useful garden store and further lawned area. To the rear of the property there is access for maintenance and a walk area, but no formal garden a such, but the property enjoy outstanding views onto the adjoining orchard and the countryside beyond.



## At a glance...

- Sitting room - 4.04m x 3.98m (13'3" x 13'1")
- Reception room two - 4.01m x 3.29m (13'2" x 10'10")
- Kitchen - 3.58 x 3.15m 11'9" x 10'4")
- Bedroom 1. 4.07m x 3.91m (12'10" x 13'4")
- Bedroom 2. 3.93m x 3.21m (10'6" x 12'11")

## And there's more...

- Close to local amenities
- Popular village location
- Perfect for a purchaser to make their own mark

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.