



New House , Bush Bank, Herefordshire HR4 8EW. £520,000

**New House
Bush Bank
Herefordshire
HR4 8EW**

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PROPERTY FEATURES

- **An Attractive Detached House**
- **2 Bedrooms**
- **Sitting Room with Stove**
- **Separate Dining Room**
- **Conservatory**
- **Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **Garage/Workshop**
- **Beautiful Large Gardens 1.37 Acres (TBV)**
- **Stunning Views**



To view call 01568 616666



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Situated in a most attractive semi-rural position and enjoying stunning far reaching views, a well presented, detached house standing in large gardens of 1.37 Acres (TBV) and offering surprisingly spacious accommodation to include an enclosed porch, sitting room with wood burning stove, inner lobby, separate dining room, kitchen, utility room, ground floor cloakroom/W.C, 2 good sized bedrooms and, bathroom. Outside is an attractive garden to front, and side of the property, beautiful large gardens to rear to include patio garden, delightful courtyard area, large open lawns with a variety of fruit trees, a good size driveway to front, gated access onto a long driveway leading to a garage/workshop and also a variety of outbuildings.

Bush Bank is situated in the heart of open Herefordshire countryside and has a popular village pub with restaurant and only a short drive away is the village of Canon Pyon having a school, village shop with post office. Within easy driving distance is the cathedral city of Hereford having a wide range of supermarkets, restaurants and train station with regular train services on the Cardiff to Manchester line. Detail of New House, Bush Bank, Hereford are now described as follows:

A UPVC double glazed entrance door opens into an enclosed porch with a UPVC double glazed window casement to the side and a door giving access into the sitting room.

The sitting room has a feature fireplace with a wood burning stove standing on a raised brick hearth with a fire surround and mantle shelf over. The sitting room has plenty natural light with 3 UPVC double glazed windows, one to the front with attractive outlook, one to the side and one to rear situated in a feature arched alcove. The sitting room a connecting door into the dining room and Camara LVT Tiled flooring which continues throughout the ground floor.

From the sitting room a door opens into a lobby area having a UPVC double glazed window with a far reaching view over gardens, a former bread oven converted into a useful store cupboard and a feature archway leading into the separate dining room.

The dining room has ample room for a family size dining table and a UPVC window with views to the front.

From the lobby steps lead down to the kitchen.

The well fitted kitchen has a working surface with an inset stainless steel sink unit with cupboard and planned space or a dishwasher under. Working surfaces continue with base units of cupboards and drawers, built into the working surface is a Siemens electric hob with a concealed extractor hood with light over and situated in a housing unit is an electric double oven and grill with cupboards over and under. There is also a further small working surface with cupboard and drawer under and a range of matching eye-level cupboards, a matching larder unit, a UPVC double glazed window to side side with delightful far reaching views, a window to rear looking into a rear conservatory and a glazed panelled door opening to the conservatory.

The conservatory has double glazed windows overlooking most the attractive rear garden and countryside views, power points, wall lighting and French doors giving access to the rear garden.

From the kitchen a latch and lever door gives access to a utility room having space and plumbing for a washing machine, room for an American style fridge/freezer, an inspection hatch to roof space above and a UPVC double glazed window to front.

From the utility room a door opens into a ground floor cloakroom/W.C. having a wash hand basin with vanity unit under, W.C. and a UPVC double glazed window to the side.

From the sitting room a door opens to a staircase rising up to the first floor landing having a UPVC double glazed window with attractive outlook to rear, inspection hatch to loft space

above with drop down ladder and doors leading off to bedrooms as listed.

Bedroom one enjoys a double aspect of a UPVC double glazed window to front, a UPVC double glazed window to side, a feature ornamental fireplace, ample room for bedroom furniture and a door into a storage cupboard with shelving. Bedroom two is also a double bedroom having a UPVC double glazed window to front, ornamental fireplace, and a TV aerial point.

From the landing a door open into the bathroom having a modern suite in white to include a P shaped bath with mixer shower over and glass shower screen, pedestal wash hand basin and a low flush W.C. The bathroom has an extractor fan, tiled splashbacks, heated towel rail, a UPVC double glazed window to rear and doors into a useful storage cupboard with fitted shelving.

OUTSIDE.

The property is situated in an attractive position surrounded by most delightful Herefordshire countryside and the property enjoys a good size private driveway to the front with ample room for parking for vehicles. Steps lead up to a pathway with a wooden gate leading to the main front garden. The front garden has been attractively laid out to include deep and colorful floral beds and set to one side is a slate chipped garden area with raised bed a greenhouse and open access to the rear garden.

REAR GARDEN.

A feature of New House is the most attractive large rear garden which is ideal for young families or keen gardens alike and enjoys far reaching views over open countryside. There is a raised patio seating area and set to the side of the property is gated access to a useful bin/wood store, a cold water tap and a modern external oil fired boiler. The gardens continue with large open lawns, a summerhouse and a pathways leading to a useful timber built storage shed and also to a pretty courtyard garden. The courtyard has attractive raised beds, barbecue area and steps leading up to a raised lawn garden with a variety of trees, a second summer house and a soft fruit garden and vegetable garden. The gardens then continue to the rear where there is a wide lawned garden, small orchard with a variety of fruit trees, further storage sheds and the garden are most private and have well maintained hedging to boundaries. To the side of the property is a long driveway giving vehicular access to a timber built garage/workshop and at the end of the driveway are gates giving vehicular access to the rear gardens.

AGENTS NOTE.

The property offers great potential for extension and also possible development within the large gardens, as access is available along the driveway to the side of the property (Subject to any local authority planning permissions).

SERVICES.

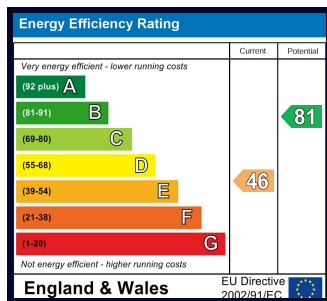
The property has mains water, mains electricity, private drainage and telephone subject to BT regulations.

ROOMS AND SIZES

Porch	
Sitting Room	4.75m x 3.18m (15'7" x 10'5")
Lobby	2.51m x 2.21m (8'3" x 7'3")
Dining Room	3.18m x 2.84m (10'5" x 9'4")
Kitchen	3.35m x 2.95m (11' x 9'8")
Conservatory	2.51m x 2.49m (8'3" x 8'2")
Utility Room	
Ground Floor Cloakroom/W.C.	
Bedroom One	4.72m x 3.18m (max) (15'6" x 10'5" (max))
Bedroom Two	2.92m x 2.87m (9'7" x 9'5")
Bathroom	
Rear Garden	
Garage/Workshop	4.98m x 5.18m (max) (16'4" x 17' (max))

PROPERTY INFORMATION

Council Tax Band - D
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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