



Williams

Williams Estate Agents

Present:

6
Mount Way
Hereford, HR2 8NN

Offers Over £475,000

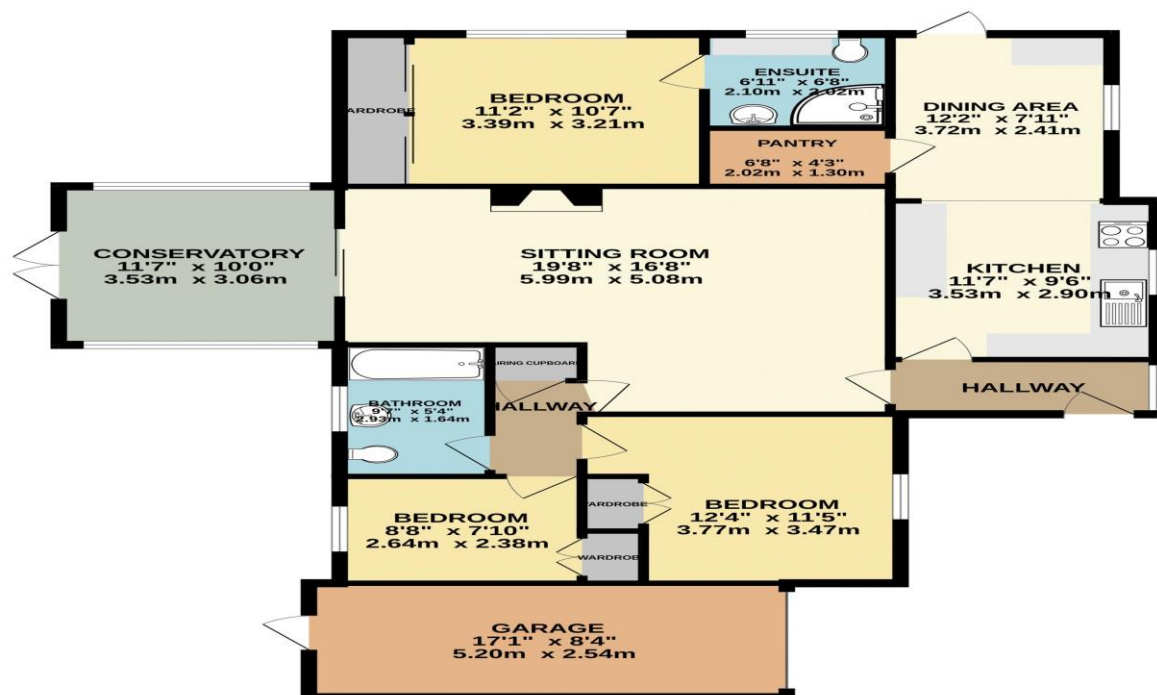
Detached Bungalow - Spectacular Panoramic Views - Conservatory & En Suite - Garage & Lovely Gardens - Popular Village Location -



6 Mount Way, St. Weonards, Hereford, HR2 8NN

The Property: This attractive three-bedroom home enjoys spectacular panoramic views stretching from the Malvern Hills across Ross on Wye and towards Symonds Yat, taking in the unspoilt rural Herefordshire countryside. The property offers well proportioned accommodation including a welcoming sitting room, a fitted kitchen with walk-in pantry, a dining area, a sitting room with fireplace and door to the conservatory with inset lighting, three bedrooms with an en-suite to the main bedroom, and a family bathroom. Outside, the house is set within pleasant and manageable gardens, complemented by a garage with electric door and personal access to the rear garden. The property is located in the sought-after village of St Weonards, which offers a thriving community with a primary school, parish church, village hall, and local shop. The village enjoys excellent transport links to Hereford, Ross-on-Wye, and Monmouth, providing a wide range of shopping, leisure, and schooling options. The surrounding countryside offers endless opportunities for walking and outdoor pursuits, with Symonds Yat and the Wye Valley close by. Directions: From Hereford City Centre, proceed south on the A49 towards Ross-on-Wye. Continue along the A49 for approximately 9 miles. On reaching the village of St Weonards, take the turning signposted

GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Refer to floorplan for approx measurements.

Description:

Hallway Airing cupboard housing Worcester boiler, double-glazed window, radiator. Kitchen Range of units with feature worksurface, cooker and electric hob, sink unit, walk-in pantry, double-glazed window, radiator. Dining Area Double-glazed window, radiator. Sitting Room Fireplace, door to conservatory, double-glazed window, radiator. Conservatory Views over garden and beyond, double-glazed windows, radiator. Bedroom One (Main) En-suite shower room, double-glazed window, radiator. Bedroom Two Double-glazed window, radiator. Bedroom Three Double-glazed window, radiator. Bathroom Bath, WC, wash hand basin, double-glazed window, radiator. Garage Electric up-and-over door, personal door to garden.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.