



## THE YARD

Byford Common, HR4 7JZ



**The Yard  
Byford Common  
Hereford  
HR4 7JZ**



An outstanding opportunity to purchase a very contemporary house, conveniently located in an edge of village location only 8 miles from Hereford, offering energy efficient and spacious family accommodation throughout.

**Guide Price £875,000**

**Situation and Description**

Lying in the heart of the Wye Valley and on the edge of a popular and unspoilt village, 'The Yard' is one of three individual chic and contemporary houses on large a large level plots facing almost due west, with open parkland to the rear. The hamlets of Byford and Byford Common are both unspoilt and share a historic church and lie in the heart of the Wye Valley. Easily accessible from the A438, local services are available at the nearby village of Staunton on Wye, which includes a highly regarded village school, and an award-winning Farm Shop often referred to as the mini-Harrods of Herefordshire. More extensive facilities are available at the cathedral city of Hereford (8 miles), which has a main line train station, a choice of shops, restaurants and much more. Further to the west lies the ever-popular market town of Hay on Wye with its world-famous literary festival.

The Yard has been completed to an exacting standard and offers the opportunity to purchase a superb and ultra-modern contemporary home, in a delightful and accessible rural setting. The house is full of light and space and the modern design allows for relaxed open plan living with seamless movement throughout the living accommodation. It offers the highest standards of insulation, sound proofing and energy efficiency and comes with a 6-year PCC (Professional Consultant Certificate) warranty.

Features include:

EPC A / MVHR (Mechanical Ventilation with Heat Recovery) / PV Photovoltaic Panels / Air Source Heating / Low Energy Lighting / High level of Air Tightness / Aluminium Double-Glazed Windows / Under floor heating throughout / Nolte (express) Kitchen / Floor Finishes to both ground and 1st floor / Garden & Drive Landscaped / Aluminium Sectional Electric Garage Doors / Galvanised Rainwater Goods / Ultra-Fast Full Fibre Broadband is also available

From the village lane an electric gate opens onto a large drive and parking area with a pathway to the front door. The entrance hall is light and spacious and has a porcelain tiled floor as does the superb family kitchen room. Again, full of natural light with bi-fold doors to both the front and rear, the room is ideal for a large family and

includes a fitted German kitchen. There is plenty of cupboard and drawer space with a range of integral appliances including a dishwasher, a full-size fridge and freezer, and a 4-way Quooker tap, induction Bora hob and extractor, all fitted into a large workstation with breakfast bar to one side.

Also, on the ground floor a separate sitting room offers plenty of space to sit and relax, with engineered oak parquet flooring to living room and study and doors out to the gardens. A study then offers a quiet space to work, and the ground floor space is well supported by a utility room and cloakroom.

On the first floor there are four double bedrooms including a master suite with fitted wardrobes and a fully tiled shower room, a guest suite with its own shower room and a beautifully appointed family bathroom. All bedrooms have fitted wardrobes.

**Outside**

The house then stands in a large plot which extends to approximately 1/3<sup>rd</sup> of an acre and has been landscaped to include a large sun terrace at the rear, with pergola and barbecue space, level lawn, borders and a lovely outlook over parkland.

**Services and Considerations**

Mains electricity with three phase available  
Mains water, private treatment plant, air source heating.  
Council Tax Band G  
EPC Rating A 92/94  
Broadband Superfast Broadband  
Mobile Coverage 4G

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

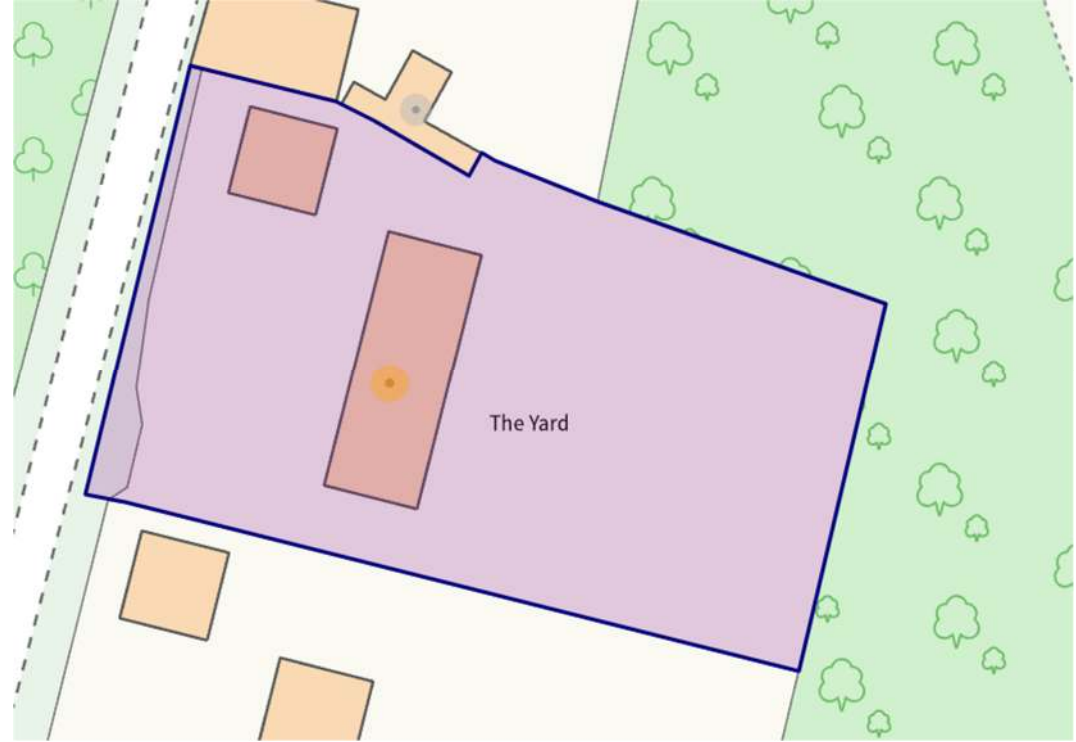


Family kitchen/dining room with supporting utility room







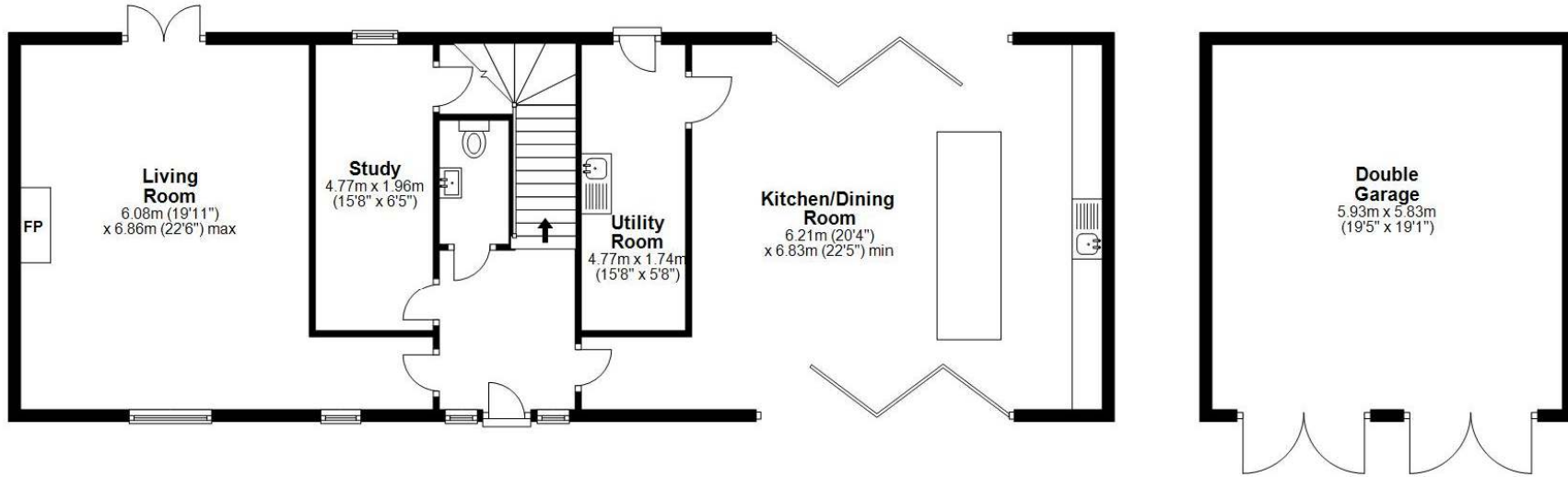


**Directions ///joins.dusters.denser**

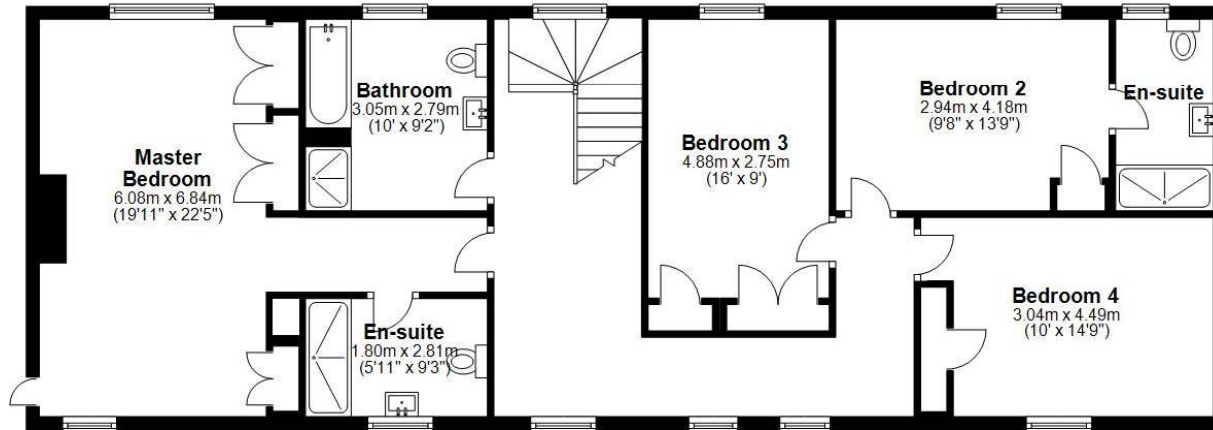
From Hereford proceed on the A438 toward Brecon and continue for approximately 8 miles, passing the signs to Byford Village on the left-hand side continue for a further ¼ mile and turn left at the Old School House toward Byford Common, The Yard will be found after a short distance on the left



### Ground Floor



### First Floor



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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