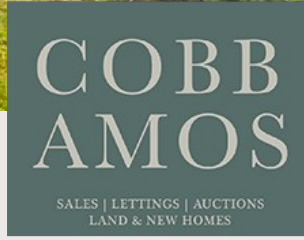




Round Heaver, Bush Bank with 1.5 acre plot, HR4 8PQ
Price £650,000



Round Heaver, Bush Bank with 1.5 acre plot

**** OPEN TO OFFERS****

A beautifully maintained detached cottage which has been extended over the years to boast extensive accommodation throughout. The property is situated in the popular village of Bush Bank and occupies approximately 1.5 acre plot of well manicured gardens including a formal garden, orchard and vegetable patch in addition there is a workshop, double garage, various outbuildings and parking, all set within the surrounding of the Herefordshire countryside.

- Detached family home
- Five bedrooms
- Three reception rooms
- Flexible accommodation
- Approximately 1.5 acre grounds
- Garage and workshop

Material Information

Price £650,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2393.63 ft²

222.38 m²

Reduced headroom

111.89 ft²

10.39 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Situated in the village of Bush Bank is this fabulous detached family home which occupies approximately 1.5 Acre plot. The property has accommodation comprising; living room, kitchen, dining room, study, five/six bedrooms, two en-suites and a family bathroom. Outside there are two outbuildings, a garage, parking and extensive gardens.

Property description

The glass door opens into the porch where there is space for shoes and an internal door which opens into the hall. The hall provides access to all primary rooms, has the staircase to the first floor and a useful cupboards for coats and shoes. To the right is the kitchen which is a fabulous size boasting ample wall and base units, including an island which has a wooden worktop and the electric hob as well seating for breakfast chairs and a larder to store the produce from the garden. There is an eye level cooker, sunken sink, space for a fridge freezer and an integrated dishwasher. There is a Rayburn and granite pastry worktop. The kitchen is very light with dual aspect windows and a glass door opening to the front porch which has a floor to ceiling glass window. A door opens into the ground floor bedroom which has a window to the front and an en-suite bathroom which is fitted with WC, basin and bath with a shower above. From the hallway is the utility room and cloak room which is fitted with WC and basin. The utility room has base units with space and plumbing for a washing machine and a window to the rear garden.

The living room is part of the original property boasting exposed timber and is a cosy room with an inglenook fireplace with wooden mantle and inset with a woodburning stove. There are two windows to the front allowing natural light to flood the room and enjoying views of the beautiful Herefordshire countryside. The dining room has wooden floor with triple aspect windows including patio doors which open onto the rear. A great place to entertain with views of the garden. There is a study which has a window to the rear and door to the side.

The staircase leads to the first floor landing where there is space for furniture and a useful cupboard. Bedroom one is a double with dual aspect windows over looking the garden and benefits from an en-suite shower room and built in wardrobe. Bedroom two and three are generous double sized. Bedroom four is a single. There is a room which is currently being used for storage but could be used as a bedroom. The family bathroom is fitted with a WC, basin, bath and shower cubicle.

Garage and workshop

The garage is a double with an up and over door. There is light and power and a door to the side. The workshop has light and power with a door to the side and two windows. This could be used for storage but is a great space for potting and prepping the garden.

Garden and grounds

An outstanding feature to the property is the grounds which have been thought out, planned and enjoyed over the years. There is a formal garden which is laid to lawn with flower beds bursting with colour. There are a variety of places to sit including a gazebo with a paved area to entertain in the warmer months and a patio area from the dining room.

The pond encourages wildlife like dragonflies, damselflies, newts and frogs and is boarded by flowers and shrubs.

The grounds then span to enjoy the opportunity of living the "Good Life". With a hedge enclosed vegetable patch which has raised vegetable beds. There is a greenhouse and polytunnel to grow strawberries, tomatoes and cucumbers. A fruit cage and fruit beds for raspberries, blackberries, gooseberries, jostaberry and blueberries.

A Hazel tree coppice divides the grounds with the orchard enjoying; apple, rivers early plum tree, quince, damsons and a pear tree. There is gate access into the road to upper hill.

Services

Mains water and electricity are both connected to the property. Oil heating. Private draining.

Council Tax Band F

Fibre broadband is connected to the property.

Location

Bush Bank is a small hamlet with a popular public house called the Bush Inn which is walking distance from the property. Canon Pyon is 1 ½ miles away offering a primary school, post office and shop. Weobley is approximately 3 miles with various shops, doctors, dentists and schools. The market town of Leominster (6 miles distant) and City of Hereford (7½ miles distant) are an easy 15 to 20 minute drive. The School bus goes to Weobley high school, Earl Mortimer college Leominster and another to Hereford.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From Hereford proceed on the A4110 towards Canon Pyon. Proceed to Bush Bank, with The Bush Bank Inn on the left, the property will be found on the right hand side before the Bush Bank Inn. What3Words ///corrode.mocked.acoustics



