

Bridge House Norton Canon, Hereford, HR4 7BG  
Guide price £325,000



Character & Country

PROPERTY SPECIALISTS



# Bridge House Norton Canon, Hereford, HR4 7BG

Guide price £325,000

Council Tax Band: E

**Occupying a delightful quiet rural location, adjoining and overlooking open countryside, a detached cottage which has not been on the open market for some 50 years and is suitable for modernisation and updating. Please see attached plan - boundary with adjacent building plot now revised.**

## Situation and Description

Bridge House is situated approximately 12 miles from the city of Hereford but is also readily accessible to Kington 10 miles, Leominster 12 miles and Hay on Wye 13 miles. Local amenities are available at the renowned and well stocked Oakchurch Farm shop and garden centre; the villages of Eardisley and Staunton on Wye with doctors surgery and primary school are also just a few minutes drive away along with the well equipped 'Black and White Trail' village of Weobley (approx. 3.5 miles) offering shops, public houses and restaurants, butchers and schooling.

The property itself enjoys a delightful rural location and is surrounded by open countryside with numerous countryside walks close by. It has not been to the open market for some 50 years and offers the chance for a delightfully situated cottage to be updated and upgraded into what has the potential to become a superb family home. In more details the property comprises:-

## Covered Entrance Porch

Part glazed entrance door to

## Lounge

With bay window, under stairs storage cupboard. Stairs to first floor and doors to

## Family Room

With open fireplace and windows to front and rear elevations. Door to

## Dining Room

With electric stove, fitted cupboard, quarry tiled floor, window over looking garden and door to lounge. Sliding door to

## Kitchen

With quarry tiled floor, sink, cupboard and drawers. Original Creda oven. Two windows to side elevation.

## Utility

Accessed from the dining room and with door to outside, sink unit, Worcester oil fired central heating boiler. Plumbing for automatic washing machine. Door to

## Shower Room

With WC, wash hand basin and fitted shower.

## First Floor

### Landing/Dressing Area

With built in wardrobes, window to rear elevation plus views, could be used as an occasional bedroom or study area. Doors off to

### Bedroom One

Double room with windows to both front and side elevations.

### Bedroom Two

With window to side elevation

### Bedroom Three

With window to front elevation

## Bathroom

With pedestal wash hand basin, panelled bath and low level WC. Window to rear with beautiful far reaching views.

## Single garage

The property is immediately adjacent to the access lane leading into a field owned by Bulmers. Our clients do not own this access lane however have parked vehicles in the lane for over 50 years and have vehicular rights along the lane to access the garage.

## Outside

To the front of the property is a small lawned garden with a wrought iron fence surround. At the rear is a patio and small, raised lawned garden, oil storage tank and block built shed. The garden boundary is clearly marked with an orange temporary fence separating the garden from the adjacent building plot. Please see link to building plot details along with plans attached showing the revised boundary line.

## Services

Mains water and electricity, private drainage, oil fired central heating.

## Agents Note

Immediately adjacent to the property is a building plot with planning consent, situated within the former large gardens to the property. Guide Price £192,500. Please see separate listing and plans for further details and for approximate guidance purposes only.

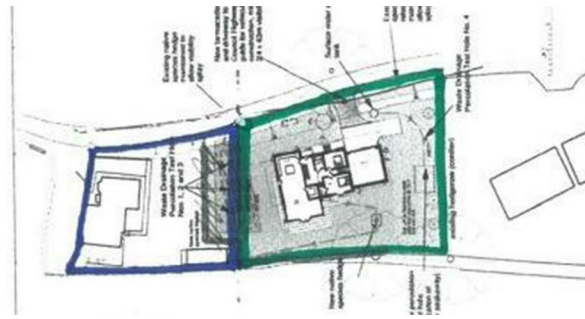




#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.





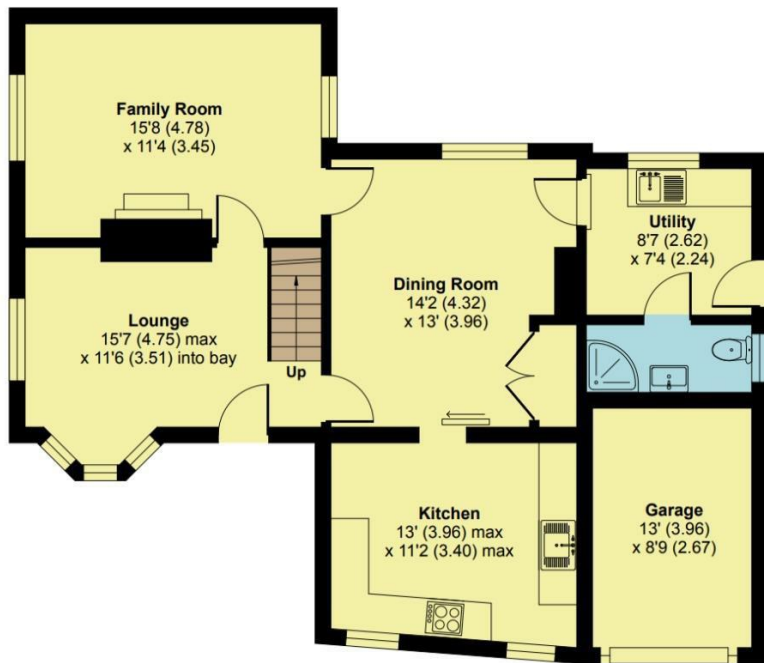
**5 Bridge Street**  
**Hereford**  
**Herefordshire**  
**HR4 9DF**  
**01432 278278**

[hereford@characterandcountry.co.uk](mailto:hereford@characterandcountry.co.uk)  
[www.characterandcountry.co.uk](http://www.characterandcountry.co.uk)

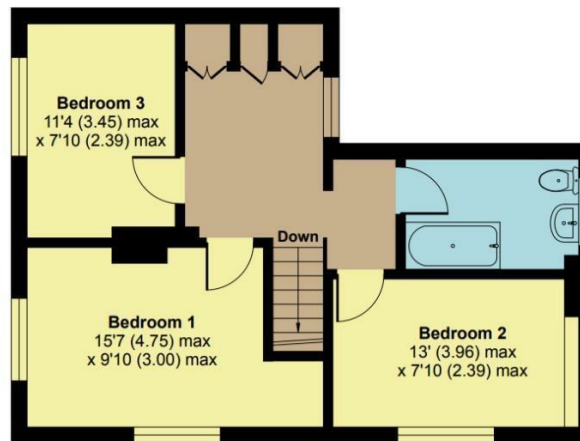
## Norton Canon, Hereford, HR4

Approximate Area = 1313 sq ft / 122 sq m  
 Garage = 107 sq ft / 9.9 sq m  
 Total = 1420 sq ft / 131.9 sq m

For identification only - Not to scale



**GROUND FLOOR & GARAGE**  
**APPROX FLOOR**  
**AREA 83.1 SQ M**  
**(895 SQ FT)**



**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 48.8 SQ M**  
**(525 SQ FT)**

- RECEPTION AREA, LIVING ROOM, SITTING ROOM, KITCHEN, UTILITY, THREE BEDROOMS, BATHROOM.
- GARAGE AND LAWNED GARDENS WITH STORAGE SHED (PLEASE SEE NOTES RE GARDEN SIZE BELOW)
- BEAUTIFUL FAR REACHING FIRST FLOOR VIEWS
- DOUBLE GLAZED. OIL FIRED CENTRAL HEATING.
- MOCK SHUTTERED WINDOWS
- ADJOINING OPEN COUNTRYSIDE
- PLEASE SEE ALL LINKS AND PLANS FOR BOUNDARY PLANS AND GARDEN SIZE - ADJACENT TO THE COTTAGE IS A BUILDING PLOT LISTED SEPERATELY FOR SALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>31</b>	<b>76</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 