

20 Watling Close, Canon Pyon, HR4 8FA  
Guide price £425,000





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Council Tax Band: E

An immaculately maintained 4 bedroom family house with superb views, in a cul de sac location, gardens adjoining open countryside, minutes from local amenities and 7 miles from Hereford

### **SITUATION AND DESCRIPTION**

Canon Pyon is located approximately 7 miles from Hereford and 5 miles from the well equipped village of Weobley. Within easy walking distance of the property is the village shop and post office, the local public house which also serves food, the church, village hall and primary school. In Weobley are a range of shops, butchers, cafe, deli, hairdressers, restaurants and public houses. Hereford offers a comprehensive range of services and amenities including a main line railways station, hospital, medical facilities, schooling, leisure and shopping and the Nmite university.

The property itself was constructed in 2018 by a local developer, and has a larger than average plot and end of cul de sac position. The garage could easily be converted to provide additional living space/home office etc subject to any necessary planning consents and there is ample space to the front of the property for the erection of a new garage to be built or parking provision. The rear gardens adjoin farmland and enjoy lovely far reaching views over the feilds and hills beyond. The current vendors have replaced the French doors with bi fold doors to the L shape living and dining area which open up onto the patio, and have recently refitted the ensuite shower room to the master bedroom. This is a rare opportunity to acquire a lovely family home with 4 bedrooms, in a well equipped village location enjoying the best of both worlds - proximity to amenities yet countryside walks and superb views on your doorstep! The accommodation comprises in more details -

### **HALLWAY**

With store cupboard, with hanging rail, under stairs storage cupboard, telephone point, double power point, radiator, wood-effect flooring, doors to living room, kitchen, utility and cloakroom WC, stairs to first floor.

### **OPEN-PLAN LIVING, DINING AND FAMILY ROOM**

A superb L shaped room with glazed door to the hall, windows to the rear overlooking the gardens and recently fitted (2023) bi fold doors leading onto the patio and gardens, TV aerial point, 2 telephone points, power points, 2 radiators, wood-effect flooring. Open plan to

### **KITCHEN**

With double-glazed window to front elevation, range of fitted units and drawers, marble-effect work surface with ceramic inset sink with mixer tap over, integrated Zanussi dishwasher and fridge-freezer, worktop 4-ring induction hob with built-in cooker under and extractor hood over, power points, radiator, wood-effect flooring. Recessed ceiling spotlights.

### **UTILITY ROOM**

Having base units, work surface with space under for washing machine and tumble dryer, power points, wood-effect flooring, radiator, consumer unit and door to garage

### **CLOAKROOM/WC**

With double-glazed frosted window, WC, wash hand basin, wood-effect flooring.

Stairs from the Entrance Hall lead to

### **FIRST FLOOR LANDING**

With access to roof space, airing cupboard with Ecodan Renewable Heating Technology Mitsubishi Electric air source heat pump, double power point, carpet flooring, doors to bedrooms and bathroom.

### **BEDROOM ONE**

Situated the rear the master bedroom enjoys superb far reaching views over farmland to the distant hills and countryside beyond. TV aerial point, power points, radiator, feature wood effect wall panelling, carpet flooring, door to

### **ENSUITE**

Newly fitted with rainfall shower head and separate hand held, wash hand basin in vanity unit, low level WC, wood effect flooring, window to side elevation, radiator

### **BEDROOM TWO**

Situated to the front with radiator.

### **BEDROOM THREE**

Currently in use as a dressing room and again situated to the rear enjoying lovely views. Radiator.

### **BEDROOM FOUR**

Currently in use as a study with radiator and window to front elevation.

### **FAMILY BATHROOM**

With double-glazed frosted window, bath with mains shower over and glass screen, low level WC, wash hand basin, radiator, wood-effect flooring, recessed ceiling spotlighting

### **INTEGRAL GARAGE**

With up and over door, concrete floor, double glazed window to side elevation and bifolds to rear patio. Partially plaster boarded, eaves storage, power and light and cold water tap. Subject to obtaining any









necessary planning consents this garage could easily be converted to provide additional living accommodation if required. It could also be used for a gym or home office. There is ample space at the front of the property for the construction of a separate garage block and additional parking.

**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.

















# Watling Close, Canon Pyon, Hereford, HR4

Approximate Area = 1234 sq ft / 114.6 sq m

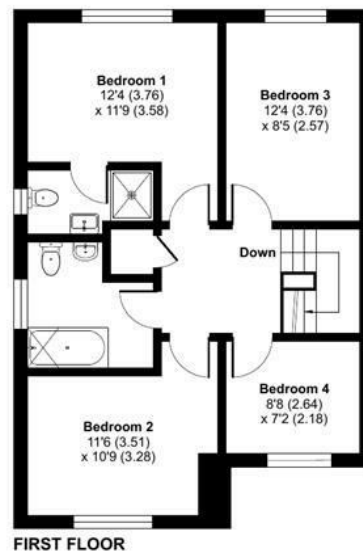
Garage = 185 sq ft / 17.1 sq m

Total = 1419 sq ft / 131.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>80</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			
England & Wales		EU Directive 2002/91/EC	



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- LOVELY VIEWS TO THE REAR ACROSS OPEN FARMAND AND BEYOND
- FOUR BEDROOMS AND TWO BATHROOMS, RENEWABLE HEATING AIRSOURCE HEAT PUMP
- GARAGE WITH SCOPE FOR INCORPORATION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION IF REQUIRED SUBJECT TO ANY NECESSARY PPS
- LARGE PLOT WITH PLENTY OF SPACE FOR THE CONSTRUCTION OF A SEPARATE GARAGE BLOCK AND PARKING IF REQUIRED SUBJECT TO PP
- ATTRACTIVE OPEN PLAN DESIGN WITH BIFOLDS TO THE PATIO AND GARDEN
- A FEW MINUTES FROM THE LOCAL AMENITIES INCLUDING SHOP/POST OFFICE, PUBLIC HOUSE AND PRIMARY SCHOOL
- END OF THE CUL DE SAC LOCATION SO NO PASSING TRAFFIC
- APPROX 7 MILES FROM HEREFORD AND 5 MILES FROM WELL EQUIPPED WEOBLY
- THOUGHTFULLY DESIGNED WITH MAIN LIVING SPACES SITUATED AT THE REAR OF THE PROPERTY ENJOYING THE LOVELY VIEWS

