



Magnis, Bishopstone, Hereford, HR4 7HX
Price £595,000

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Magnis Bishopstone Hereford

FOUR BEDROOMS, LARGE GARDENS & COUNTRYSIDE VIEWS TO FRONT & REAR.
A wonderfully updated and extended family home finished to a high standard throughout.
This detached property sits within it's own plot and offers an in/out driveway to the front and large enclosed gardens to the rear with open rural views in both directions, located in the small hamlet of Bishopstone approx 7 miles West of Hereford City.
The recently modernised and improved interior offers versatile, spacious and flexible living suitable for growing families or retired couples.

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Detached Bungalow
- Desirable Rural Location
- Four Double Bedrooms
- Fully Renovated & Refurbished Interior
- Good Size Gardens
- Open Plan Kitchen/Sitting/Dining Room
- Self Contained Office
- Utility Room & WC
- Garage & In-Out Driveway
- Versatile Accommodation

Material Information

Price £595,000

Tenure: Freehold

Local Authority: Herefordshire

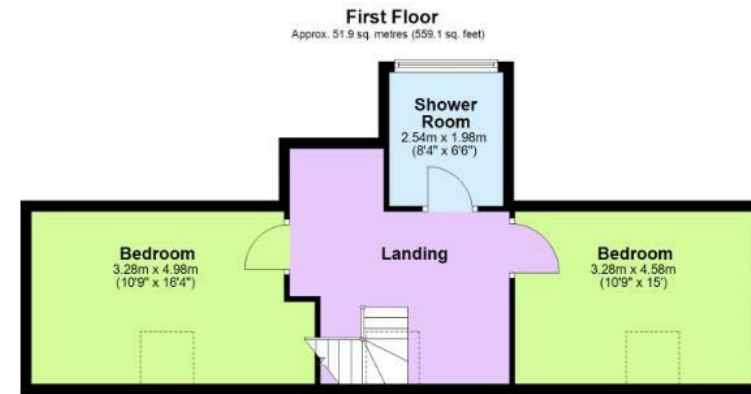
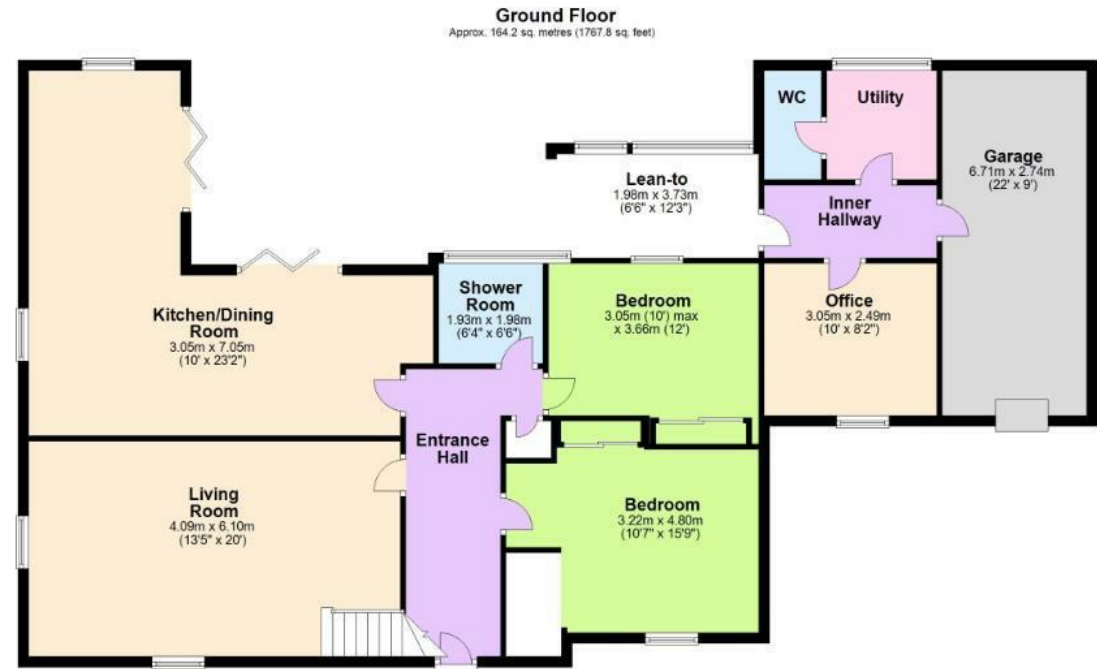
Council Tax: D

EPC: D (55)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 216.2 sq. metres (2327.0 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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

Sit in a slightly elevated position above the road this dormer bungalow has deceiving large accommodation which is not obvious from the outside and briefly comprises of entrance hall, large dual aspect living room, fully fitted modern kitchen which is open plan to a light and airy dining room with bi-fold doors into the rear garden. Also on the ground floor are two double bedrooms and beautifully re-fitted shower room. To the first floor is a large landing area currently containing both a sofa and area with a desk, there are two large double bedrooms with far reaching views and a further shower room. From the rear garden there is access to a separate office with it's own front door, a utility room, WC and pedestrian door to the garage.

Property Description

The property is oil fired central heating and double glazed throughout. The entrance hall and living room both have a reinstated parquet floor which leads to the re-fitted kitchen complete with integrated appliances, granite worktop and superb bi-folding windows to the rear. There is a breakfast bar which divides the open plan space from the kitchen to a sitting area and on to the stunning dining area which benefits from a vaulted ceiling and windows to three aspects including bi-folding doors out on to the rear garden.

All four bedrooms are large doubles, the two ground floor bedrooms have fitted wardrobes (one with walk-in wardrobe) and the upstairs rooms have access to eaves storage, there are shower rooms on both floors both of which have been re-fitted to a high standard.

To the side of the main property is an office which has it's own front door making it perfect for work related visitors, there is also a handy utility room with WC and pedestrian access to the garage which also has an up and over door to the front.

Gardens & Parking

The front garden is laid to lawn and has an in and out driveway which leads to a parking areas on one side of the property as well as further parking in front of the garage.

The rear garden is a good size and is fully enclosed to all sides with fencing and hedges, it is mainly laid to lawn with a patio area directly behind the property.

Location

The property is located in the small hamlet of Bishopstone which is in a rural location approx 6.5 miles West of Hereford City and roughly 1 mile North of the main A438 Brecon Road. The large village of Credenhill is approx 1.5 miles away and offers amenities such as a fish and chip shop, convenience store, Chinese restaurant and primary school.

Services

The property has mains water and electricity with oil fired heating

Herefordshire Council tax band D

Tenure - Freehold

DIRECTIONS

Leave Hereford on the A438 Brecon Road and after approx 3 miles take the turning right signposted Kenchester and Bishopstone, follow the road through the small hamlet of Kenchester and on reaching Bishopstone the property can be found on the right hand side. what3words /// event.taxi.political



