



Mount View, Brilley, Hereford, HR3 6JW
Price £462,500

Mount View Brilley Hereford

Welcome to this charming detached bungalow located on the English Welsh border in the picturesque village of Brilley. This delightful property boasts a spacious and flexible layout with added potential for an annex and an attached garage offering further possibilities such as business premises or holiday let subject to the appropriate permissions.

Book a viewing today and envision the possibilities that await you in this lovely abode call 01432-266007

- Detached character bungalow
- Countryside location with rural outlook
- Flexible accommodation with potential annex
- Three / Four double bedrooms
- Detached garage with further potential
- Outside storage & Utility Room
- Private gardens & ample parking
- Solar panels with feed in tariff

Material Information

Price £462,500

Tenure: Freehold

Local Authority: Powys Council

Council Tax: C

EPC: D (65)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

A detached bungalow set in its own grounds with versatile accommodation to include; entrance hall/reception room which could be used as a dining hall/ sun room/ lobby. Large kitchen/breakfast room with a door to an inner hall leading to what could be used as an annex with separate shower room, currently an additional reception room. From the entrance hall double doors lead to a further good size reception room with wood burner and a door to an inner hall with doors leading to all three double bedrooms and the spacious family bathroom. Outside is the garage with double doors to the front and at the rear is utility area, plumbing for WC and storage room with separate rear access that has previously been used to run a business and has the potential to be converted to a small self contained dwelling suitable as either another annex or a holiday let, subject to the appropriate permissions.

Property Description

The property is entered into the entrance hall/lobby which is a light and airy room with a tiled floor, patio doors out to a decked area, double doors to the living room and latch door to the kitchen breakfast room which has a built in utility cupboard and further built in pantry, space for table and chairs, electric range with extraction over and a range of fitted drawers, wall and base units under worktop, windows to the rear and side and a stable door to the outside. From the kitchen a door leads to an inner hall with a shower room and access to what could be a bedroom, an annex or a further reception room with laminate flooring window to the rear and patio doors to the garden. The living room is accessed via double wooden doors and has a feature wood burning stove, exposed wooden floorboards, patio doors to the rear and a latched door giving access to an inner hall with airing cupboard and the bedrooms. All three bedrooms are suitable for doubles, the second bedroom has a feature box window to the front. The family bathroom has a tiled floor and walls, panel bath with shower over and shower screen, pedestal hand basin, WC and heated towel rail.

Gardens & Parking

Due to the rural nature of the location there are far reaching open countryside views all around the property. The property is approached from the road via a gravel driveway which is one of the standout features of this bungalow as the parking provision is for several vehicles, making it ideal for those with multiple cars or visitors. Double wooden doors give access to the garage with utility area, plumbing for WC and store room behind. A pedestrian gate accesses a pathway along the front of the property to the front door, the gardens to the front and side are mainly laid to lawn with a useful patio area, all enclosed by hedge and brick wall. There is a raised decked area ideal for a table and chairs. The rear is laid to patio and enclosed by hedge, here there is a bore hole which is not currently in use but could be reinstated in desired.

Location

Nestled in a tranquil location, this bungalow offers a serene escape from the hustle and bustle of city life. Enjoy the beauty of the countryside and the peaceful surroundings on offer. The village has a population of around 200 people and is known for its peaceful and tranquil atmosphere, Brilley is a popular destination for those who enjoy walking, cycling, and exploring the great outdoors. The village has a church and village hall and there is The Boat Inn pub in nearby Whitney on wye. Doctors surgeries can be found in Staunton on Wye and Kington, Hay on Wye and all it has to offer is approx 5 miles away.

Services

Services - Mains water, septic tank drainage, mains electricity, solar panels, oil fired central heating.

Powys Council Tax Band C

Tenure - Freehold.

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



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.

Directions

Leave Hereford on the A438 Brecon Road and after approx 12 miles take the turning left to continue on the A438. After another 2miles take the turning right signposted Brilley and follow the road for approx 3 and a half miles where you get a long straight and the property can be found on the left hand side.

