



Hillside, Sandyway, St Weonards, Hereford HR2 8NX



**Sunderlands**  
Residential Rural Commercial





**Hillside Sandyway  
St. Weonards  
Hereford  
HR2 8NX**

### Summary of Features

- Detached cottage
- Three bedrooms
- Recently renovated throughout
- Semi-rural location
- Good size gardens
- No onward chain

**Guide Price £399,950**

Positioned in a semi-rural location just outside of St. Weonards, Hereford, this delightful house offers a perfect blend of modern living and tranquil surroundings. Recently renovated, the property exudes a fresh and contemporary feel throughout, making it an ideal home for families or those seeking a peaceful retreat. The heart of the home is undoubtedly the stylish kitchen/breakfast room, designed to be both functional and aesthetically pleasing, perfect for leisurely breakfasts or entertaining friends and family. A bright living space, featuring French doors that open onto the garden, provides a seamless connection between indoor and outdoor living, ideal for relaxing or hosting gatherings. The house comprises three well-proportioned bedrooms, offering ample space for rest and privacy, alongside two modern bathrooms for convenience. A utility room enhances practicality with additional storage and laundry facilities. With its picturesque setting and thoughtful renovations, this property is a rare find in Herefordshire, presenting an excellent opportunity to enjoy the beauty of the countryside while remaining within easy reach of local amenities.

### **Situation**

Hillside can be found approximately half mile from St Weonards Village where there is a Primary School, Village Store and bus stop with services running to and from Hereford, Monmouth and Ross-on-Wye. Additional surrounding villages provide further amenities.

### **Accommodation**

The accommodation comprises: Porch, entrance hall, living room, kitchen/breakfast room, utility, downstairs WC, rear porch, main bedroom with en-suite shower room, two further bedrooms and a family bathroom.

### **Porch**

Which gives access to the front of the property.

### **Entrance Hall**

Leads to all principle ground and first floor rooms. A useful storage cupboard can be found underneath the stairs.

### **Kitchen/Breakfast room**

The brand-new fitted kitchen is superbly equipped with an integrated fridge freezer, dishwasher, induction hob with extractor fan, double oven, and a 1.5 bowl stainless steel sink. This spacious and inviting room offers ample space for a dining table or comfortable seating area, while a charming bay window frames delightful countryside views, creating a bright and welcoming atmosphere.

### **Living room**

The living room is a bright and welcoming dual-aspect space, enhanced by French doors that open directly onto the side garden, seamlessly blending indoor and outdoor living and allowing natural light to flood the room.

### **Utility room/WC**

A practical and versatile utility room, accessed from both the entrance hall and rear porch, offering ample space for a washing machine and featuring a stainless steel sink. The utility room also provides convenient access to a downstairs cloakroom, fitted with a low-level WC, wash hand basin, and heated towel radiator.

### **Bedroom one**

Main double bedroom with dual-aspect windows enjoying open countryside views, offering ample space for freestanding furniture and direct access to an en-suite shower room.

### **En-suite**

Newly fitted en-suite shower room, with walk in shower, low level w/c and hand basin.

### **Bedroom two**

Charming small double bedroom with a feature fireplace and pleasant countryside views.





### Bedroom three

A comfortable single bedroom with a pleasant outlook over the garden.

### Family bathroom

Brand new modern family bathroom comprising a walk-in shower, bath, low-level WC, wash hand basin and heated towel rail.

### Outside

The property is approached via a private track, which provides a turning area for vehicles and leads to driveway parking directly in front of the house. On either side of the property are two generously sized gardens, predominantly laid to lawn, with a paved area ideal for outdoor seating and relaxation. The gardens feature a variety of mature trees and shrubs and are enclosed by hedging. In addition, there is a useful outbuilding offering valuable extra storage space.

### Services

Mains electric and water are connect to the property. Private drainage and oil fired central heating.

Herefordshire council tax band - C

Tenure- Freehold

### Directions

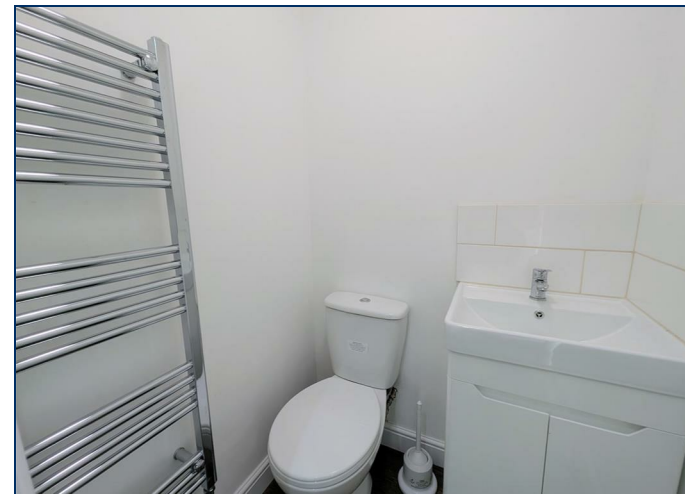
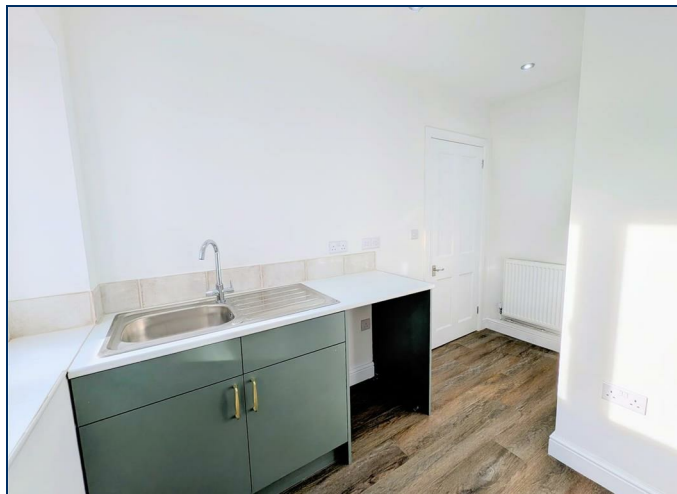
Leave Hereford travelling South on the A49 and after approximately 5 miles take the right hand turn signposted Monmouth A466. Continue along this road for just over 4 miles and the property can be found on the left-hand side,.

### Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

### Declaration of Interest

We are obliged to inform all prospective buyers that the owner of this property holds a personal connection to an employee of Sunderlands.









Sunderlands

Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

Ground Floor



First Floor



Total area: approx. 110.5 sq. metres (1189.5 sq. feet)



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>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.