



Wymm House Sutton St Nicholas, Hereford, HR1 3BU



**Wymm House
Sutton St Nicholas
Hereford
HR1 3BU**

Summary of Features

- Detached three bedroom house
- Four bedroom annex
- Four acres of land/orchard
- Range of outbuildings with potential
- Rural location between Hereford & Leominster

Offers Over £795,000

Detached house with a large adjoining annex, set in four acres with formal gardens, orchard along with substantial outbuilding with potential for multiple uses.

Wymm House lies about five miles north of Hereford just outside the village of Sutton St Nicholas in this popular and accessible rural area. This interesting property has been in the family for over 50 years and was a former garden nurse and now the sale offers a wonderful opportunity for buyers looking for dual living and some ground. Principle accommodation is the house, with accommodation arranged over two floors which has been extended over the years having two reception rooms along with conservatory and utility area. To the First Floor, three double bedrooms and bathroom. To the side and adjoining is the annex which could form an extension of the existing accommodation or family living or even as an additional income. There is living room, four bedrooms and two shower rooms. Both properties have night storage heating. A particular feature of this property are its gardens and grounds. The former having long areas of lawn with plenty of beds with shrubs and flowers. A splayed entrance leads to a wide parking turning area and in turn leads to a range of outbuildings which include a garage block, the barn with integrated office and potential gym area as well as work shop. A storage container, greenhouses and a good sized two bedroom static caravan. The remainder of the grounds are made up of pasture and orchards forming delightful wildlife areas. If you are looking for land, good sized flexible accommodation, useful range of outbuildings with potential commercial use or just a home then we recommend a viewing. Finally, there are also some delightful views.

Location

The village of Sutton St Nicholas lies about 2.5 miles north of Hereford and has a primary school, village hall, church, public house and some delightful walks around the village. The property is also well set for the village of Bodenham which has similar facilities including a golf course and the village of Marden which also has a shop etc. Main amenities would be in Hereford centre.

Outside

A splayed drive with double gates open to a wide tarmac parking/turning area which gives access to the properties, outbuildings and land.

Outbuildings

Garage block (measuring 11 x 7.5m) including toolshed. Barn (measuring 15 x 13m overall) with integrated office, a room forming a gym area or similar. Large workshop area with double doors and inspection pit along with storage for mowers etc. Storage container
Two large greenhouses
Static caravan which offers two bedroom accommodation.

Gardens & Land

A particular feature of this property are its gardens being level, wide areas of lawn with a variety of shrubs and flower beds and ideal for keen gardeners. The paddock/orchard is a wildlife haven and is a mixture of old cider fruit orchard along with plum and apple trees and woodland trust deciduous woodland trees. There is a rear access gate to the lower road.

Services

Both the annex and house have electric water, shared septic tank with each other, economy night storage heating.

Tenure

Freehold.

Directions

Leave Hereford in a northerly direction proceeding over Aylestone Hill and down the other side to join the Worcester roundabout with the A4103. Proceed straight over for the sign to Sutton St Nicholas and continue through the village for about a further mile, passing a small right turn after which the property can be seen on the right hand side as denoted by the Agents For Sale sign.

Anti-Money Laundering

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

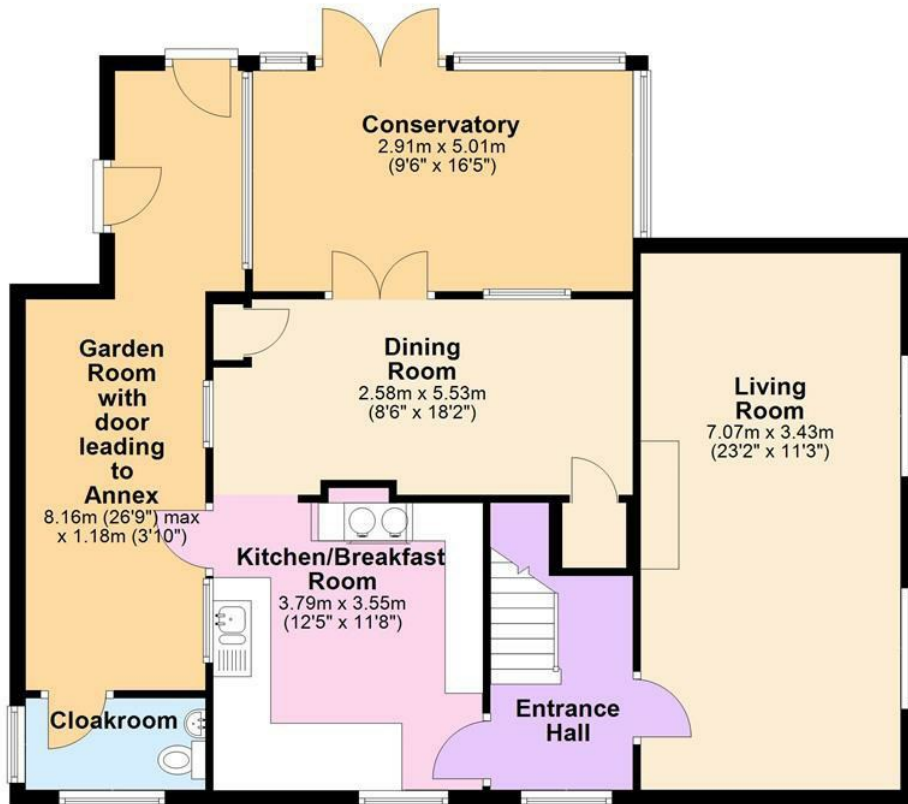




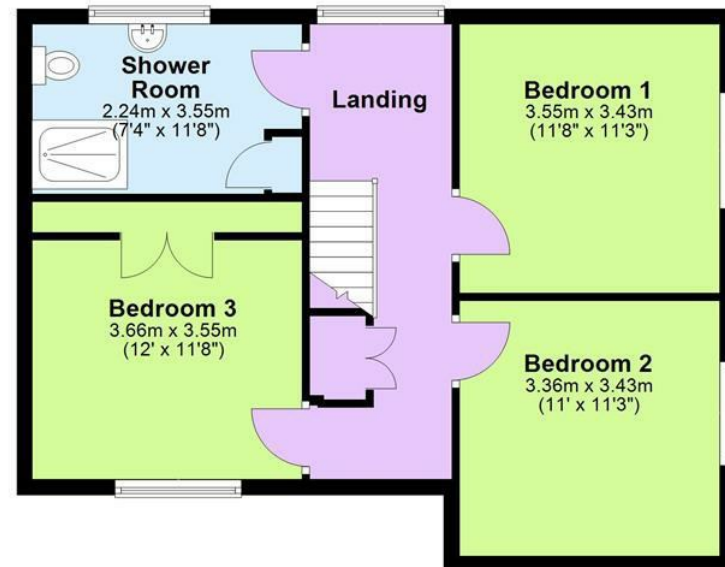




Ground Floor



First Floor



Total area: approx. 155.1 sq. metres (1669.0 sq. feet)
Wymm House, Sutton St Nicholas, Hereford

Ground Floor



Total area: approx. 132.3 sq. metres (1423.6 sq. feet)
Wymm House, Sutton St Nicholas, Hereford

Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.