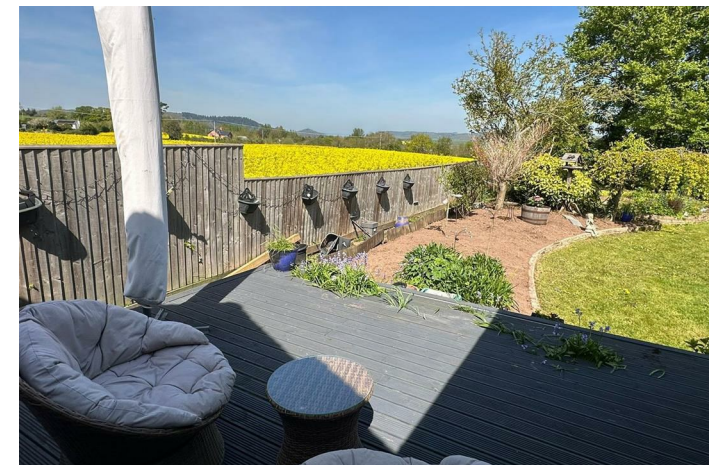




PYON VIEW

BURGHILL, HEREFORD HR4 8NF

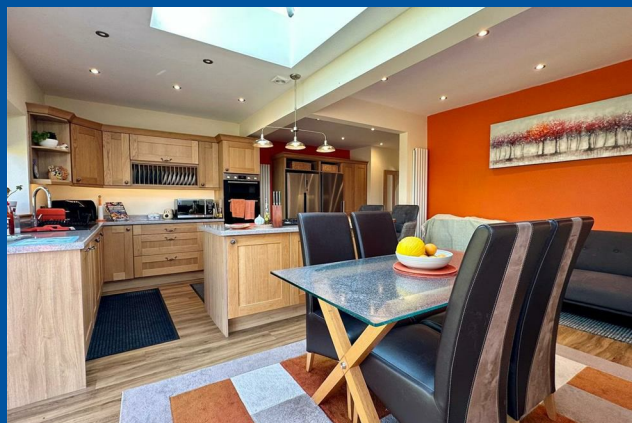
£525,000
FREEHOLD

Occupying a peaceful, elevated position with far-reaching views across the surrounding countryside, a superb 4 bedroom detached bungalow offering ideal family/retirement accommodation. The property, which is offered for sale with no onward chain, has the added benefit of oil central heating, flexible living accommodation, luxury kitchen and bathrooms, good-sized, well-established gardens, detached garage/workshop, ample off-road parking and to fully appreciate this property we strongly recommend it internal inspection.



PYON VIEW

- Peaceful elevated position • Superb 4 bedroom detached bungalow • Luxury kitchen & bathrooms • Large gardens & ample parking • Detached garage/workshop • Must be viewed



Spacious Reception Hall

Accessed through a composite entrance door the hall has a mat well, fitted carpet, feature flooring, one upright radiator, a further panel radiator, large cloaks cupboard, built in airing cupboard and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds and space for wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, access hatch to the loft space and a decorative wall.

Bedroom 3

With fitted carpet, radiator and a double glazed window to the side with vertical blinds.

Bathroom

With suite comprising P-shaped bath with twin shower heads over, glazed screen and panelled walls, vanity wash hand basin with storage below, low-flush WC, ladder style tower rail/radiator, recessed spotlighting and a double glazed window with blind.

Impressive Lounge

With fitted carpet, 3 upright radiators, double glazed window to the front aspect with vertical blinds, a range of lighting, double glazed window to the side, feature fireplace with hearth and multi fuel burning stove, double glazed, double doors opening onto the rear

decking which enjoys fine views across surrounding countryside.

Kitchen/Dining/Family Room

Fitted with a comprehensive range of wall and base units, ample work surfaces with splashbacks, recessed spotlighting, large domed skylight providing ample natural light, a built in range of appliances including an eye level Bosch double oven with cupboards above and below, plate rack, display shelving, built in dishwasher, 1 ½ bowl sink with mixer tap, double glazed window overlooking the rear garden with roller blind, large central workstation/breakfast bar with 5 ring LPG hob, radiator, feature flooring, double glazed window to the side enjoying fine views and bi-fold doors opening out onto the rear decking and garden and taking full advantage of the surrounding views.

There is also an extensive range of lighting, 2 vertical and 1 standard radiator, a large store cupboard with housing to the side for fridge/freezer with storage above and a feature walk in larder cupboard with ample shelving and light.

Utility Room

With feature flooring, radiator, single bowl sink with mixer tap, wall and base cupboards, space and plumbing for washing machine, floor mounted oil central heating boiler, door to the rear decking and garden and door to the

Cloakroom

With low-flush WC, vanity corner wash hand basin with

tiled splashback and a mirror-fronted medicine cabinet above, radiator, double-glazed window and recessed spotlighting.

From the utility room there is access to

Bedroom 4/Study

With fitted carpet, radiator and double glazed window to the rear with vertical blinds.

Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs and enclosed by hedging, fencing and trees for privacy. Double gates open onto an extensive tarmac driveway which provides ample off road parking and with a further area to the side of the garage, perfect for camper van, trailer or large vehicle

Bespoke Detached Garage/Workshop

With roller door, power and light points, ample storage space, window to the side, personal door to the rear and an EV charging point. There is also a hydraulic vehicle lift that will remain as part of the sale.

To the immediate rear of the property is an extensive decked area providing the perfect entertaining space which takes full advantage of the surrounding views. The good sized rear garden is mainly laid to lawn, bought by financial strips, all enclosed by fencing, hedging and tubes of privacy and with useful timber garden shed, wood store, oil storage tank and outside tap.

Property Services

Mains water, electricity and drainage are connected. Oil fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Whitecross Road, taking the third exit at the monument roundabout onto Three Elms Road. At the traffic lights continue straight across onto the A4110, at the top of Bewdley Bank turn right onto Moreton Road and then Pyon View is the first property on your left hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

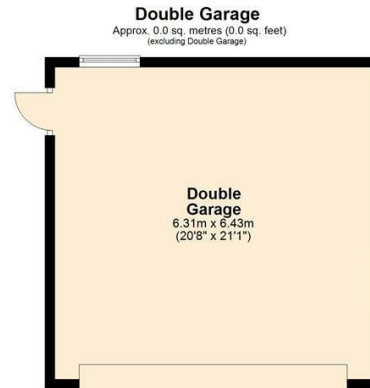
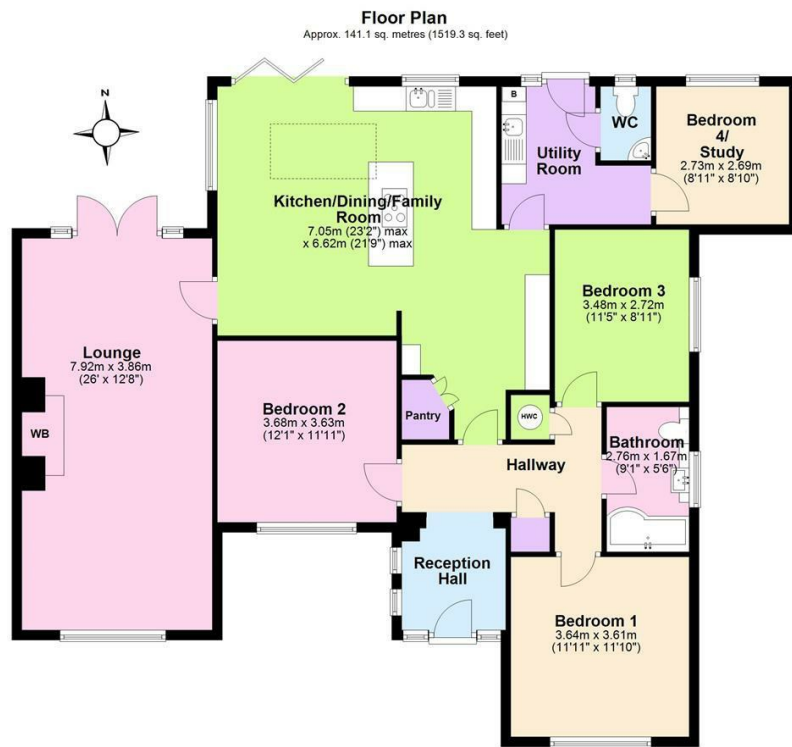
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

PYON VIEW





Total area: approx. 141.1 sq. metres (1519.3 sq. feet)
Pyon View, Portway, Burghill, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Herefordshire Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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