



## 4 PLOUGH COTTAGES

CANON PYON, HEREFORD HR4 8NU

£215,000  
FREEHOLD

Pleasantly situated in this popular village location, a charming and deceptively spacious 2 bedroom property, offering ideal first-time buyer/retirement accommodation. The property, which is well presented throughout, has the added benefit of LPG central heating, an impressive lounge with wood-burning stove, kitchen/diner, downstairs WC, 2 good-sized bedrooms ( 1 with ensuite shower room), private enclosed rear garden and off-road parking.



# 4 PLOUGH COTTAGES

- Popular village location
- Charming and spacious 2 bedroom property
- Impressive lounge with wood burning stove
- Kitchen/diner & downstairs WC
- Ensuite shower room
- Must be viewed



## Canopied Side Porch

With partially double glazed uPVC door through to the

## Reception Hall

With feature flooring, radiator, carpeted staircase to the first floor with storage space below and glazed panel door to the

## Downstairs Cloakroom

With a low flush WC, vanity wash hand basin with storage below and tiled splashback, extractor fan.

## Lounge

With feature flooring, radiator with decorative cover, secondary glazed sash bay window to the front aspect with Venetian blind, further window to the side and feature fireplace with hearth, display mantel and wood burning stove.

## Kitchen/Dining Room

Fitted with a range of wall and base cupboards, ample work surfaces with tiled splashbacks, 1 ½ bowl sink with pot washer style mixer tap, space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer, built in oven and 4 ring gas hob with cooker hood over, radiator, feature flooring, double-glazed window to the side with blind, space for dining table and double-glazed double French doors to the rear garden.

## First Floor Landing

With fitted carpet, access hatch to loft space, radiator, double-glazed side window with blind, central heating thermostat and door to

## Bedroom 1

With fitted carpet, radiator, double glazed window to the rear enjoying a pleasant outlook with the countryside in the distance, built in wardrobe with folding doors and door to the

## Ensuite Shower Room

With suite comprising corner shower cubicle with glazed sliding doors, low flush WC, vanity wash hand basin with storage below and mirror over, ladder style towel rail/radiator, double glazed window with blind and extractor fan.

## Bedroom 2

With fitted carpet, radiator, secondary glazed sash window, with blind, to the front aspect with a lovely view, 2 built in double wardrobes and an access hatch to the loft space.

## Bathroom

Fitted with a modern suite comprising bath with handheld shower attachment, contemporary vanity wash hand basin with storage below and touch light mirror over, low flush WC, ladder style towel rail/radiator, Velux roof light and extractor fan.

## Outside

The rear garden has been landscaped for easy maintenance and is partially paved and decked with a raised flower border, useful wood store, outside tap, small shed, rear access gate and all enclosed by high fencing for privacy and as the rear garden facing west it

makes a pleasant sun trap . To the rear of the property there are 2 allocated parking spaces and a useful external electric car charging point.

#### **Property Services**

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

#### **Outgoings - Bromyard**

Water and drainage rates are payable.

#### **Directions**


Proceed northwest out of Hereford along Three Elms Road crossing over the traffic lights onto Canon Pylon Road. On entering the village of Canon Pylon, 4 Plough Cottages is on your left-hand side, as indicated by the agents for sale board, just before reaching the village shop.

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**EPC Rating: E    Hereford Council Tax Band: B**

| Energy Efficiency Rating                           |  | Current  | Potential |
|--|--|--|-----------|
| <i>Very energy efficient - lower running costs</i> |  |  |           |
| (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>                                   |  | 54   | 63        |
| (21-38) <b>F</b>                                   |  |  |           |
| (1-20) <b>G</b>                                    |  |  |           |
| <i>Not energy efficient - higher running costs</i> |  |  |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

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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