



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



10 Bliss View, Staunton on Wye, Herefordshire, HR4 7NP

Located on small select development on the edge of a well served west Herefordshire village, an exceptional modern home which offers extensive accommodation. Immaculately presented throughout, the property offers three spacious principal reception areas, fitted kitchen, cloakroom and utility room together with four bedrooms, one of which is ensuite, and master bedroom. Driveway to garage and gardens.

£450,000 (Freehold)

Residential Sales

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LOCATION

Staunton On Wye lies approximately 9 miles west of the Cathedral City of Hereford. The village is set in glorious countryside, up and away from the A438, the Hereford to Brecon Road. Amenities include a popular primary school. The village also has a doctor's surgery, community hall and church. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and bus and railway stations.

DESCRIPTION

10 Bliss View is a substantial detached house which is presented in excellent order throughout. With solar panels and electric heating, this superbly presented home has double glazed windows, brushed steel power points and attractive oak doors with stainless steel fittings. A particular feature of this property is the large open plan kitchen/dining room which opens onto and overlooks the private rear garden. In more detail, the accommodation comprises;

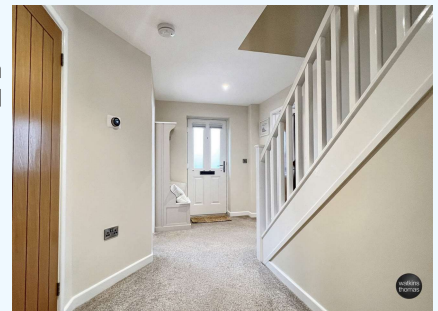
ON THE GROUND FLOOR:

Feature oak canopy porch with outside light and composite with double glazed upper panels to;

Reception Hall

4.22m (13'10) x 2.01m (6'7) (widening to 8' 4 to include stairway)

With sunken ceiling lights, heating thermostat, radiator and with oak doors with stainless steel handles to the sitting, study/family room, kitchen, dining room and the;



Cloakroom

1.68m (5'6) x 1.04m (3'5)

With white suite comprising low level WC, vanity wash basin with mixer tap and with cupboards below. Extractor unit and radiator.

Sitting Room

4.8m (15'9) x 3.48m (11'5)

With one wall having feature painted timber panelling with decorative bevel edge. Double glazed window with blind to the front. Radiator.



Study/Family Room

3.48m (11'5) x 2.39m (7'10)

With a double glazed window to the front, with blind, enjoying the view through the cul de sac to treeline countryside in the distance. Radiator.



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Kitchen/Dining Room

4.09m (13'5) x 3.18m (10'5) (widening to 12' 5)

An exceptional room in terms of size and presentation and having double glazed french doors with adjacent windows opening to and overlooking the rear garden. Further deep window overlooking the rear garden and second double glazed window overlooking the garden. Sunken ceiling lights, part carpeted and part with wood grain effect flooring to the kitchen area which has soft close base cupboards and drawer units with wood block working surfaces over and upstand together with eye level cabinets and a tall larder cupboard with pull out shelves. Enamel one and a half bowl sink unit with drainer and flexible dual headed mixer tap. Built in dishwasher and a range master five ring electric hob with stainless steel splashback and cooker hood over. This room also has a radiator with cover, door to utility room and with a door to an under stair store cupboard in which are housed the control units for the solar panels.



Utility Room

1.68m (5'6) x 1.78m (5'10)

With a range master enamel sink unit with mixer tap and drainer set on wood block working surface with cupboards below, brick effect tiled surrounds and with a tall storage cupboard and double eye level cabinet. Double glazed door to side and with a radiator and continuation of wood grain effect flooring.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with oak doors to the bedrooms, bathroom and a boiler cupboard with pressurised hot water cylinder. Radiator and digital thermostat.

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Bedroom 1

4.22m (13'10") x 3.2m (10'6") (widening to 14' 4")

With a double glazed window to the front with blind and overlooking the cul de sac to treelined fields and rising countryside in the distance. Radiator. Along one wall there are four sliding doors, two of which are mirror fronted, to the wardrobe area. Television point.

Ensuite Shower Room

2.29m (7'6") x 2.03m (6'8")

Beautifully appointed and with white suite comprising corner shower cubicle with ceramic wall tiles and twin headed, thermostatically controlled shower unit, low level WC and vanity wash basin with mixer tap, tile effect surround and cupboard below. Ladder type radiator, double glazed window and extractor unit.



Bedroom 2

3.48m (11'5") x 3.35m (11')

With a double glazed window to the front with blind again enjoying the outlook. Radiator and a pair of mirror fronted sliding doors to recessed wardrobe area with hanging rail and storage shelving.

Bedroom 3

3.18m (10'5") x 3.1m (10'2")

With double glazed window with blind overlooking the rear garden. Radiator and along one wall there a run of four doors to a recess wardrobe area with central mirror doors and provided with hanging rail and storage shelving.



Bedroom 4

3.35m (11') x 2.69m (8'10")

With a double glazed window to the front with blind. Radiator and having a pair of mirror fronted sliding doors to recess wardrobe area which is provided with hanging rail and storage shelving.

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Bathroom

3.18m (10'5) x 1.91m (6'3)

With four piece suite comprising bath with deep feature tiled courses over and mixer tap, wide and deep shower cubicle with tiled walls and twin headed thermostatically controlled shower unit, vanity wash basin with cupboards below, tiled courses over and low level WC. Extractor unit, double glazed window and ladder type radiator.



OUTSIDE:

The property has the benefit of a double width block paver driveway which leads to the DOUBLE GARAGE, 20' by 18'6, equating to about 34 square metres and with a double up and over door to the front, electric light and power points and double glazed door to the rear.

Garden

To the front of the property there are two areas of lawn with a brick paver pathway leading to the front door. There is also an area of lawn to the side and access to the rear can be achieved from either side of the property. At the rear of the residence, there is a large paved patio area of indian/chinese flagstones which continue along the back of the garage into the second entrance. There are outside lights and a set of sleeper steps rise to the lawned area which continues across the rear of the property and up to the boundary fencing on two sides made up on panels between concrete posts. The third boundary is formed with hedging.



COUNCIL TAX BAND F

Made payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards. There are eight integrated solar panels (four on the back and four on the front).

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From the city of Hereford, proceed west on the A438 and after approximately 8 miles take the turning at the brow on the hill into Staunton on Wye. At the 'T' junction, turn left and just past the school turn right into Little London Lane. Continue along Little London Lane and Bliss View will be found on the right hand side.

Estate Charge

A £300 per annum charge is made toward estate maintenance (to be confirmed).

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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ID41590

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

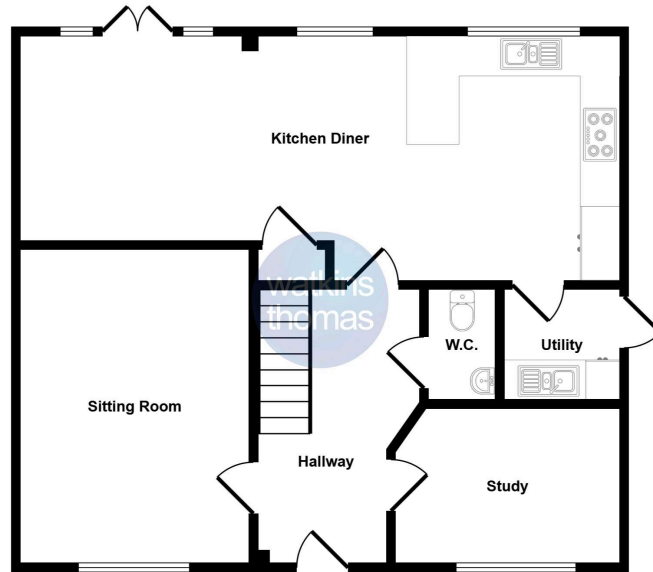
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx 74 sq m / 799 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 75 sq m / 806 sq ft

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