



# Bliss House

Staunton-on-Wye

Herefordshire

HR4 7NA



# Bliss House, Staunton-on-Wye, Herefordshire HR4 7NA

Nestled in the heart of the highly coveted village of Staunton on Wye, Bliss House offers spacious and flexible accommodation both inside and outside & out. This striking detached home offers a rare blend of traditional charm and exceptional versatility, all set against a backdrop of meticulously manicured gardens that provide a private sanctuary.

Situated in the sought after village of Staunton on Wye, 10 miles West of Hereford City lies the unique 'Bliss House'. A former detached farmhouse, the property has been thoughtfully renovated by the current owners to provide flexibility and an opportunity for growth and additional income. With options of use as a five bedroom detached home or two separate accommodations, one a four bedroom home with an attached one bedroom annexe. Don't miss out on this unique opportunity within this fantastic village location.

Within the village itself there is a doctors surgery, public house, a thriving village hall offering a fantastic hub, primary school, Oakchurch Farmshop, church, beautiful countryside walks and all with the market town of Hay on Wye & City of Hereford only a 20 minute drive away.

## Property Description

With feature entrance door leading into the entrance porch with access into the

## Sitting Room

With tiled floor, double glazed window to the front aspect, radiator, inglenook fireplace with wood burning stove, stone surround and tiled hearth, doors lead into the

## Drawing Room

With fitted carpet, radiator, exposed beams, feature wood burning stove with slate hearth and stone surround, double glazed window to the front aspect.

## Inner Hallway

With carpeted stairs leading up to the first floor, useful storage area for coats and shoes, steps then lead down to the

## Kitchen/Breakfast Room/Dining Room

A beautiful open space flooded with natural light. A modern fitted kitchen with contrasting base units and fitted island. Solid wood work surfaces with tiled splash backs, island with breakfast bar, integrated oven and gas hob, 1 1/2 bowl sink and drainer unit, space for a freestanding fridge/freezer, Aga with tiled splash back, double glazed french doors out to the rear garden, a large dining space with feature hanging ceiling lights, double glazed window to the front and feature wood burning stove, a door then leads into the

## Utility Room

Fitted with matching wall and base units with ample work surface space over, space and plumbing for washing machine and tumble dryer, Belfast sink, door out to the rear porch and doors leading into the

## Downstairs Shower Room/Rear Porch

Mains fitment waterfall shower with panelled surround, toilet, pedestal wash hand basin, useful storage cupboards, double glazed window and radiator.

## Family Room/Office

With tiled floor, three double glazed windows to the rear aspect, radiator, four ceiling light points, door back into the reception hall and hidden door leading into the annexe.

## First Floor Landing

With fitted carpet, feature exposed beams, feature ceiling light points, loft hatch, two wall lights, radiator, large storage cupboards and doors to

## Main Bedroom with En-suite & Balcony

A spacious principal suite with feature vaulted ceiling, fitted carpet, feature exposed beams, radiator, double glazed window to the front, door into the en-suite shower room and double glazed french doors leading out to the **balcony** with railings and views towards open countryside.

## En-suite shower room

A large walk in shower with mains fitment rainfall shower head over, low flush w/c, feature wash hand basin, matte black heated towel rail.

## Bedroom 2

A spacious double bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

## Bedroom 3

A double bedroom with large double glazed window to the front, fitted wardrobes, fitted carpet, ceiling light point and radiator.

## Bedroom 4

Another double bedroom, fitted carpet, two wall lights, radiator and double glazed window to the front aspect.

## Shower Room

A large walk in shower with mains fitment rainfall shower over, panelled surround, pedestal wash hand basin, low flush w/c, heated towel rail, feature beams.

## Annexe

With upvc entrance door leading into the

### Kitchenette

A modern fitted kitchen comprising base units with ample work surface space over, stainless steel sink and drainer unit, integrated electric oven and space through to the utility/toilet with low flush w/c, pedestal wash hand basin, space and plumbing for washing machine and wall mounted boiler.

### Living Room

With wood effect flooring, an oak staircase leading to the annexe bedroom, dual aspect double glazed windows to the side and front, a large radiator and recess spotlights.

### Bedroom

With fitted carpet, two double glazed windows, two ceiling light points, feature exposed beams, radiator and door leading through to the

### Inner Landing

With fitted carpet, feature exposed beams, recess spotlight, pocket door leading into the annexe bathroom and lockable door into the main house.

### Bathroom

A three piece suite comprising p shaped panelled bath with panelled surround and mains fitment shower head over, low flush w/c, feature wash hand basin, chrome heated towel rail and useful storage cupboard.

### Outside

The property benefits from an extensive garden with a large area laid to lawn, with an array of fruit trees, raised vegetable beds, three patio areas, a small orchard area, a large double garage with light and power and two further storage sheds. There is a large area of parking with separate parking for Little Bliss.

### Directions

From Hereford proceed towards Brecon on the A438, continue to Oakchurch Farmshop, and after about another half a mile turn right as signposted Staunton-on-Wye and at the T-junction turn left and then turn right, opposite the village school, continue past the doctors surgery on the left hand side and then turn left after about 200 yards and the property is then located immediately on the left -hand side.

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water and electricity are connected. Private drainage system. LPG Gas-fired central heating  
The property also benefits from solar panels located on the front south facing aspect.

### Money Laundering Regulations

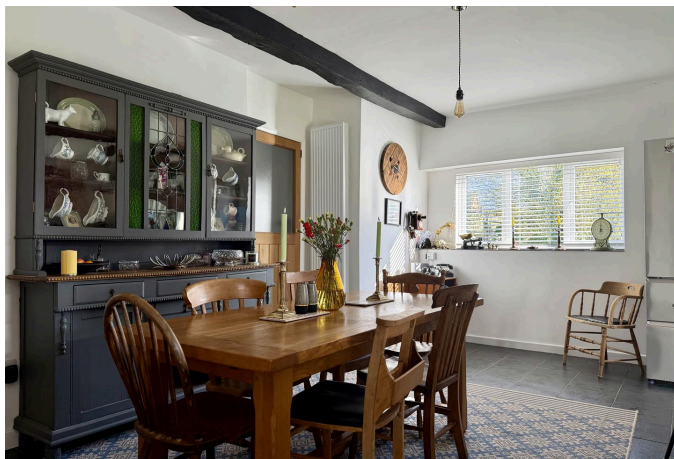
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Opening Hours

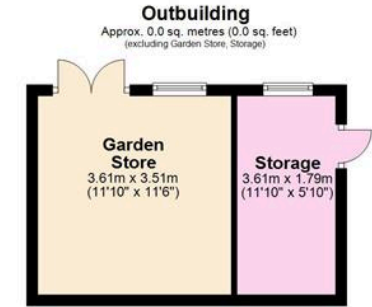
Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	42
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

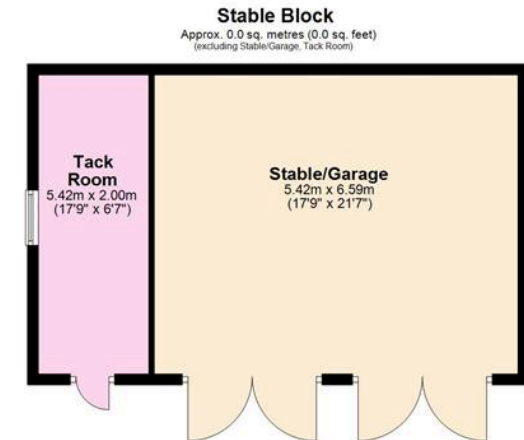
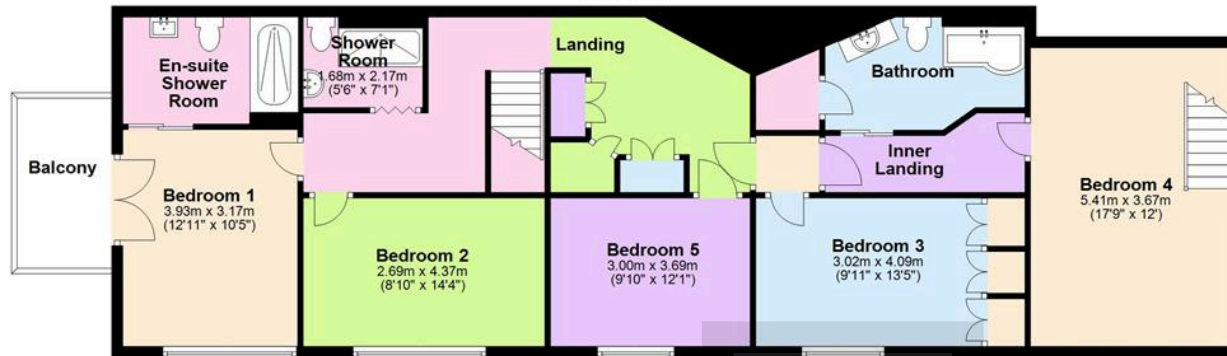




**Ground Floor**  
 Approx. 176.1 sq. metres (1895.9 sq. feet)  
 (excluding Porch, Rear Porch)



**First Floor**  
 Approx. 119.2 sq. metres (1282.9 sq. feet)  
 (excluding Balcony)



Total area: approx. 295.3 sq. metres (3178.8 sq. feet)  
**Bliss House, Staunton-on-Wye, Herefordshire**



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