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### Fieldview, Canon Pyon Road, Hereford, HR4 7RB

*Located just beyond the outskirts of the city and enjoying country views, an impressive and extended semi detached house which offers extensive accommodation to include four bedrooms. Driveway, garage, car port and with garden areas to the front and rear.*

**£455,000 (Freehold)**

**Residential Sales**

# Fieldview, Canon Pyon Road, Hereford, HR4 7RB

## LOCATION

Fieldviews is located on the Canon Pyon Road just beyond far outskirts of the city and at the front and rear enjoys country views including the Welsh Hills in the distance. With its location just beyond the city there are amenities to hand and Hereford as a whole (city centre approximately two miles) offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

Fieldviews is an exceptional semi detached home which offers an extensive level of accommodation and is well appointed throughout. There is a double storey extension to the side and it offers a wonderful level of family accommodation which includes a master bedroom of note. The property has good parking facilities and driveway which runs to the integral garage block. There is also a car port. With gas central heating and double glazing, the accommodation in more detail comprises;

### ON THE GROUND FLOOR:

#### Enclosed Entrance Porch

1.52m (5') x 1.22m (4')

Approached through a double glazed door and with a window to the front, tiled floor and multipaned glazed door to;

#### Reception Hall

4.9m (16'1) x 1.83m (6')

With stairway off and having coved ceiling, picture rail, radiator, door to under stair cupboard, wall mounted thermostat and with doors to the kitchen/breakfast room, dining room and;

#### Sitting Room

6.38m (20'11) x 3.61m (11'10)

This room has been extended into the garden and has windows to two aspects, at the rear, and a double glazed door enjoys a view across the garden and agricultural land to hill ranges surrounding Hereford in the distance. Two radiators.



#### Dining Room

3.66m (12') x m (')

With a double glazed bay window to the front to fields with hills and mountains in the distance. Radiator, coved ceiling, wooden fire surround with tiled inset and living flame gas fire. Dimmer light switch.



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### Kitchen/Breakfast Room

6.2m (20'4) x 2.77m (9'1)

With a double glazed window enjoying the view across the garden at the rear, a pair of double glazed doors opening to and overlooking the rear garden. Radiator, wood grain effect flooring and fitted base cupboards and drawer units with roll edge working surface over, tiled surrounds and matching eye level cabinets including glass fronted units and display ends. Tall matching cupboard, double electric oven, four ring gas hob with cooker hood over and one and a half bowl stainless steel sink unit with drainer and mixer tap. Sunken ceiling lights. Radiator. Door to;



### Utility Room

2.77m (9'1) x 1.47m (4'10)

With a wall mounted gas fired boiler providing central heating and domestic hot water, fitted base cupboards with working surfaces over, tiled surrounds and with high level cabinets, single drainer stainless steel sink unit, recess with plumbing for washing machine together with low level WC. Ladder type radiator and double glazed window. Arched opening to;

### Study

3.15m (10'4) x 2.36m (7'9)

With a double glazed window to the side.

### ON THE FIRST FLOOR:

#### Landing

The first floor is approached over a stairway with a initial landing area which has steps off to the primary landing and secondary landing which has a door to;

#### Master Bedroom Suite

5.72m (18'9) x 4.37m (14'4)

An exceptional room in terms of its overall space and the view that it enjoys from the front through a double glazed window across Herefordshire countryside to Hay Bluff and Welsh Hills in the distance. Double glazed window to the side and with a pair of sliding patio doors to a balcony. Radiator, fitted wardrobes and high level cabinet. Pair of doors to;



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### Ensuite Shower Room

2.57m (8'5") x 2.51m (8'3")

Attractively appointed and with marble effect tiles within the walk in shower area which has a multi headed thermostatically controlled shower unit with curved screen door, low level WC and wall hung wash basin. Double glazed window to rear, radiator and ceiling light unit.



### Balcony

3.15m (10'4") x 3.05m (10')

From the balcony panoramic views are enjoyed.



### Principal Landing

With access hatch to loft space, coved ceiling and having doors to;

### Bedroom 2

4.6m (15'1") x 3.38m (11'1")

With a double glazed window enjoying the view at the front across fields to rising countryside in the distance. Radiator and with two double wardrobe cupboards with hanging rails and cabinets over.

### Bedroom 3

3.66m (12') x 3.35m (11')

With a double glazed window overlooking fields to the rear. Radiator.



### Bedroom 4

2.24m (7'4") x 2.13m (7')

With a double glazed window enjoying the distant view to Hay Bluff and with coved ceiling and radiator.

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### Bathroom

1.7m (5'7") x 1.6m (5'3") (widening to 8')

With white suite comprising bath with electric shower over and vanity wash basin with mixer tap together with low level WC. Light unit, double glazed window, ladder type radiator and door to airing cupboard with insulated hot water cylinder.



### OUTSIDE:

The property has the benefit of a tarmac driveway which leads to car parking and turning areas and the CAR PORT (22' 9" by 12' 6") and the GARAGE BLOCK (14' 2" by 9' 9") with an up and over door to the front with a second up and over door to the front together with a 9'2" by 4' 8" storage area, electric light and power points and with a door to the STUDY.



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### COUNCIL TAX BAND D

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, gas, and water services are connected to the property. Drainage is understood to be to a private system. 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.

### VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

### DIRECTIONAL NOTE

From central Hereford, proceed initially west into Eign Street and follow through and proceed for the length of Whitecross Road. At the roundabout, take the third exit into Three Elms Road. Continue to and pass over the traffic lights and after a distance of about half a mile, Field View will be identified on the right hand side by the agents for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

### ID / Date

ID42115

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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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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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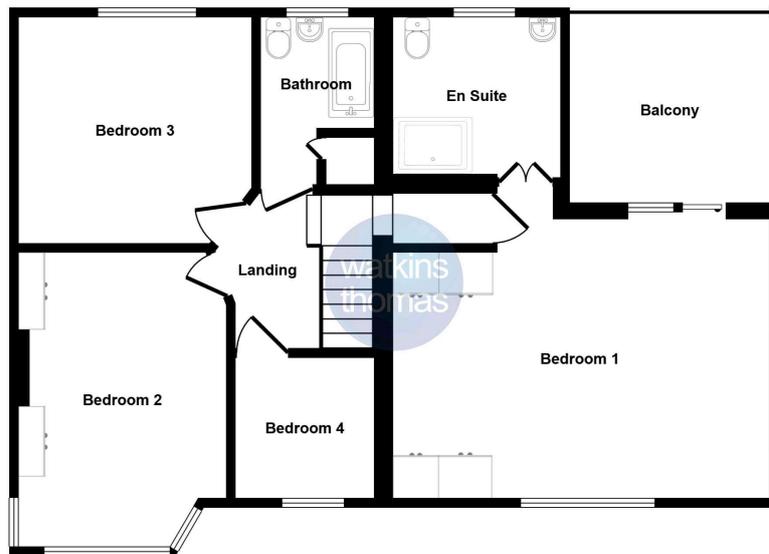
## FLOOR PLAN

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 99 sq m / 1069 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 76 sq m / 818 sq ft

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