



Marsh House, Eltons Marsh, Canon Pyon Road, Hereford, HR4 7SJ



Sunderlands
Residential Rural Commercial



**Marsh House
Eltons Marsh
Canon Pyon Road
Hereford
HR4 7SJ**

Summary of Features

- Detached country home
- 5 double bedrooms
- 3 reception rooms
- Double garage with rooms above
- Generous plot size of roughly 0.5 of an acre
- Sought after semi-rural location

Asking Price £775,000

Located on the outskirts of Hereford, this charming house offers a delightful blend of countryside tranquillity and convenient city access. Set on a generous plot of just over half an acre, the property provides ample outdoor space, perfect for gardening, recreation, or simply enjoying the serene surroundings. The house itself boasts a spacious and inviting layout, featuring five well-proportioned double bedrooms, making it ideal for larger families or those seeking additional guest accommodation. There are also three versatile reception rooms, offering flexibility for formal entertaining, family living, or home working. One of the standout features of this property is the double garage, which presents an exciting opportunity for conversion. With previous planning permission granted, there is excellent potential to expand the living space or create a self-contained guest suite, subject to the necessary approvals. The edge-of-city location means you can enjoy the best of both worlds: the vibrant amenities of Hereford are just a short drive away, while the picturesque countryside is right on your doorstep. This property is perfect for those who appreciate the beauty of nature alongside the convenience of urban living.

Location

Eltons Marsh is a small, rural hamlet set within the unspoilt Herefordshire countryside, offering a peaceful and highly desirable setting surrounded by open farmland and natural beauty. The area is characterised by its quiet lanes, scattered period properties, and far-reaching views, making it particularly appealing to those seeking a more tranquil, semi-rural lifestyle. Just 4 miles from the cathedral city of Hereford, which provides a wide range of shopping facilities, from well-known high street brands to independent boutiques, as well as an excellent choice of cafés, restaurants, and leisure amenities. The city also benefits from a selection of highly regarded schools, comprehensive healthcare services, and a variety of cultural attractions, making it a convenient and attractive centre for day-to-day living.

Accommodation

The accommodation comprises:

Porch

A practical and welcoming porch entrance providing the perfect transition into the home.

Kitchen

A charming, well-appointed kitchen combining modern convenience with character, featuring stylish matching wall and base units and original feature beams that add warmth and charm. Equipped with a sleek induction hob with an overhead extractor hood, a spacious 1.5 bowl sink with drainer, and integrated appliances including a dishwasher and a double oven, it offers both practicality and style. The layout provides space for a breakfast table, while a large window overlooks the beautiful rear garden, filling the room with natural light and creating a bright, inviting space for cooking and casual dining.

Utility

A practical and well-equipped utility room offering space and plumbing for a washing machine and tumble dryer, alongside a 1.5 bowl sink with drainer for added convenience. Featuring useful storage cupboards and a window overlooking the rear garden, it provides a bright and functional workspace.

Living room

A bright and inviting living room full of character, featuring original beams on the ceiling and a striking beam running halfway through the room. The space is flooded with natural light from multiple windows, creating a warm and airy atmosphere. At its heart is a feature stone fireplace complete with a log burner, providing a cosy focal point that perfectly complements the room's charming, rustic character.

Hall

A welcoming hall featuring charming original beams and providing a warm introduction to the home. Stairs rise gracefully to the first floor, and double doors open directly onto the rear garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living.

Dining room

A spacious and versatile room currently used as the dining area, boasting a striking feature stone wall that was once the exterior of the original cottage, adding character and charm. With triple-aspect windows, the room is filled with natural light, creating an inviting atmosphere perfect for entertaining guests or enjoying family meals in style.



Garden room

A bright and versatile garden room featuring double doors and wrap-around windows that offer uninterrupted views of the rear garden. This light-filled space is perfect for relaxing, working from home, or pursuing hobbies, providing a flexible area that can easily adapt to your lifestyle needs.

Downstairs shower room

A practical downstairs shower room featuring a WC, sink, and shower cubicle, offering a convenient and functional space for guests or family use.

First floor

Bedroom one

A spacious double bedroom with double-aspect windows overlooking both the front and rear gardens, filling the room with natural light. Generous proportions allow plenty of space for freestanding furniture, creating a comfortable and flexible space.

Bedroom two

A charming second bedroom featuring double-aspect windows that flood the room with natural light and a striking stone wall that adds character and charm. The generous layout provides ample space for freestanding furniture.

Bedroom three

A third double bedroom with double-aspect windows that overlook the garden, filling the room with natural light and providing a peaceful, airy atmosphere.

Bedroom four

A fourth double bedroom featuring a convenient storage cupboard and ample space for freestanding furniture, providing a practical and adaptable room.

Bedroom five

A fifth double bedroom with a window to the front, featuring a charming stone wall and a brick-surround fireplace, adding character and a cosy focal point to the room.

Bathroom

A well-appointed, modern bathroom featuring a walk-in shower, freestanding bath, WC, and sink, with a window overlooking the rear garden. Two heated towel rails provide added convenience, making this a contemporary and functional space.



Double garage

Double garage with two up-and-over doors and a side pedestrian access. Versatile space ideal for storage, hobbies, or use as a workshop, with stairs leading to the first floor. Above the garage are two additional rooms, currently utilised as a games room and a useful storage room, offering flexible accommodation. Planning permission was previously granted in 2017 for a two-storey annexe, although this has now lapsed.

Outside

Set within an impressive 0.57-acre plot, this garden offers a lifestyle as appealing as the property itself. A driveway provides ample parking to the front, while the rear opens out to a beautifully expansive garden, predominantly laid out lawn perfect for family life, outdoor games, or simply unwinding in a peaceful setting. Step out onto the patio directly behind the house, an ideal space for summer dining, weekend barbecues, and entertaining friends while enjoying the open outlook. A gravel driveway leads to the detached double garage, adding both practicality and further potential. The garden has been thoughtfully laid out, with a pond to the left creating a tranquil focal point, while a pergola complete with lighting and power offers a magical spot to relax into the evening perfect for a glass of wine as the sun sets, looking back towards the house. With ample space for a vegetable garden, the potential for keeping bees and or chickens, or simply embracing a more self-sufficient way of living, this is a true countryside retreat. Offering peace, privacy, and a wonderful connection to the outdoors.

Services

We understand mains water and electricity are connected to the property.
Oil fired central heating.
Private drainage to septic tank.

Council tax

Herefordshire council tax band - F

Tenure

Freehold







Directions

From Hereford, take the A438 towards Brecon along Whitecross Road. At the roundabout take the third exit onto Three Elms Road, the A4110 to Canon Pyon. Continue for 2 miles, and take the first right into Eltons Marsh. Immediately turn left and the property can be found at the bottom of the lane.

What3words - ///reporting.disprove.cabin

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.



Total area: approx. 222.1 sq. metres (2390.8 sq. feet)

Sunderlands

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

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.