



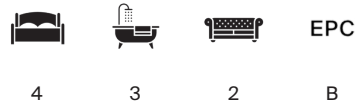
THE HEMMEL

HR4 8NP



THE HEMMEL CANON PYON

An architect designed, three storey barn conversion in a beautiful
rural location



Local Authority: Herefordshire Council

Council Tax band: E

Tenure: Freehold

Guide Price: £650,000



THE PROPERTY

A semi-detached, 4 bed, 3 bath contemporary styled conversion of an historic timber framed barn. Arranged over three storeys with an abundance of natural light, impressive internal volume, beautifully designed kitchens and bathrooms, and direct access to a private garden and sold with a share of the communal 2 acre meadow with raised beds and orchard.

The development has won two RIBA Awards, and Heritage awards for its design and construction, testament to the quality and care of the property on offer. Designed and built by Stolon Studio, award winning architects, The Parks project breathed new life into neglected rural buildings to create a sociable housing development comprising eight new sustainable homes in a beautiful rural setting. The Parks further develops Stolon's 'sociable housing' concept to provide an alternative rural typology to the isolated single home, offsetting rural loneliness and helping to nurture new







SERVICES

Utilities – Mains electricity and water (metered supply). Shared Biodisc sewage treatment plant.

Air source heat pump provides hot water and underfloor heating.

Council Tax: Band E (Herefordshire Council)

Flood risk – Very Low (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Fibre broadband is connected to the property.

Not in a Conservation Area, National Park or AONB.

No public rights of way cross the property.



LOCATION

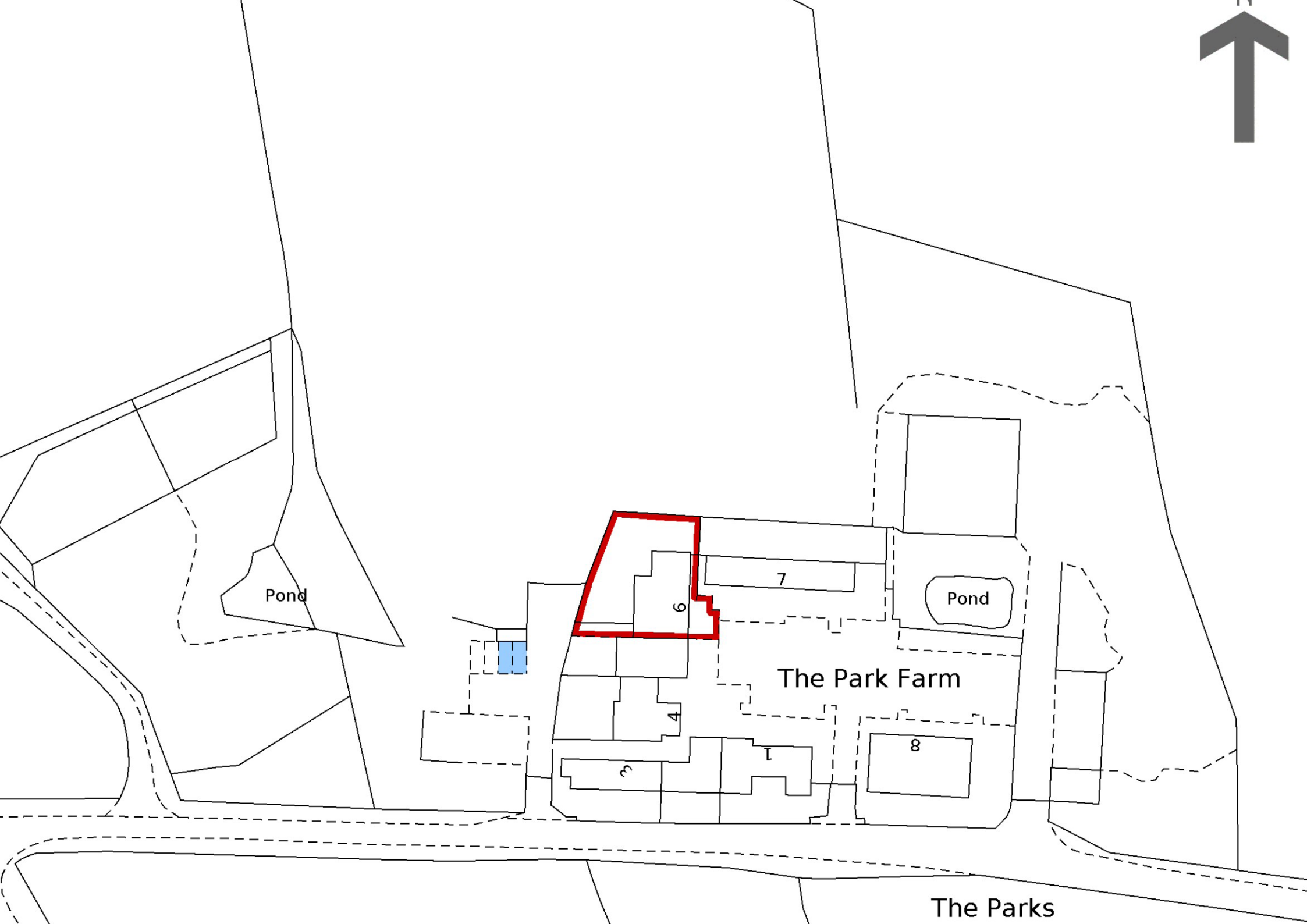
What3words: fermented.mops.hooks

<https://w3w.co/fermented.mops.hooks>

Close to the popular villages of Wellington and Canon Pyon. Together, these charming villages provide a wealth of local amenities, including village stores with post offices, primary schools, a golf club, and welcoming pubs. For a wider selection of services, the cathedral city of Hereford lies just 5 miles away, while the historic market town of Leominster is within easy reach at 10 miles.







Pond

Pond

The Park Farm

The Parks

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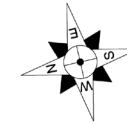
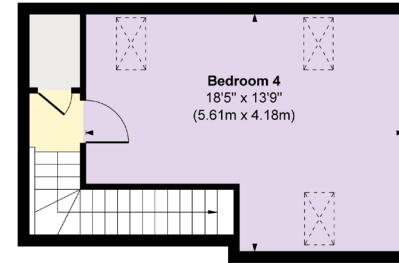
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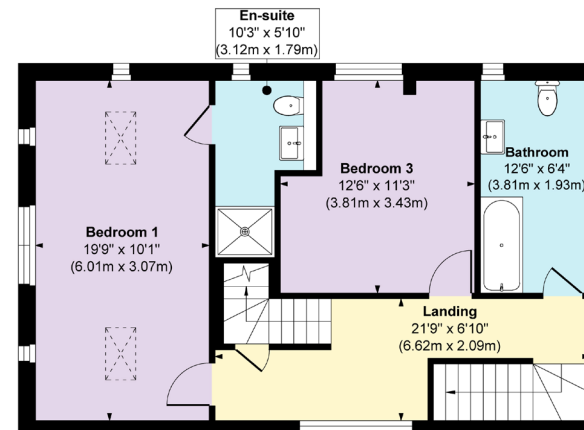
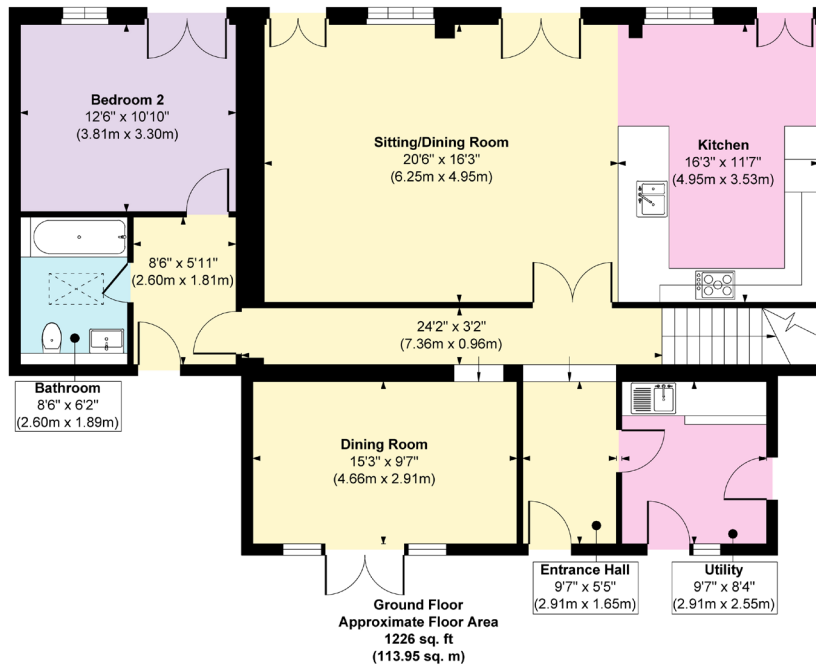
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The Hemmel, The Parks, Canon Pyon, HR8 4NP



Second Floor
Approximate Floor Area
285 sq. ft
(26.54 sq. m)



Approx. Gross Internal Floor Area
Main House = 2147 sq. ft / 199.61 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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We would be delighted
to tell you more.

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