



Bury House, Westhope,  
Hereford, HR4 8BL

Guide Price  
£849,950

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# Bury House, Westhope, Hereford,

A substantial five double bedroom detached family home which stands in gardens and grounds of approximately one and a half acres and enjoys a beautiful outlook over orchards and open countryside. The property also has extensive parking available and a detached coach house which offers garage and workshop plus planning permission to provide annex accommodation.

- Detached House
- 5 Double Bedrooms
- 3 Reception Rooms & Conservatory
- Coach House with Planning Permission
- Extensive Parking
- Large Gardens

## Directions

From Hereford, Follow out the A4110 to Canon Pyon. When the school is on the left hand side, turn right for Westhope. Follow the road to the end and turn left then instead of following the bend round to the right, continue straight on down the track over the cattle grid and Bury House can be found at the end of the drive.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

## Introduction

This superb five double bedroom detached family home offers so much it is nearly impossible to list everything. The stand out features include grounds and gardens of approximately one and a half acres, a beautiful terrace that extends across the front of the house enjoying the south westerly outlook over apple orchards and the countryside, thus making this the perfect spot for alfresco entertaining. Aside from the extensive area for parking you also have a detached coach house which can be used for garage and workshop but also has full planning permission P182106/F to convert to provide annex residential accommodation. THIS IS A PROPERTY YOU NEED TO VIEW TO FULLY APPRECIATE ALL THAT IS ON OFFER

## Property Description

Once through the solid oak front door you are in the central hallway with access to all principle rooms and staircase to the first floor. The very large living room that is to the rear of the property has dual aspect windows, electric fire set into a stone surround, solid oak block flooring and is a great space for entertaining, the cloakroom is close by with toilet and wash hand basin. The country kitchen which has beams and exposed timbers opens up into the dining room and consists of wall and base units with work top and sink inset, built in electric oven plus hob, integrated fridge, dishwasher and a walk in pantry. The utility room has a door to the rear garden and wall and base units with work top and inset sink with drainer, space for washing machine, tumble dryer, freezer and extra fridge. From the hallway you have a door into the dining room and also on the ground floor there is a snug that can be used as a second sitting room or large study with an open fire.

The split level large landing gives access to each of the five double bedrooms and family bathroom that is fitted with a white suite comprising of bath, walk in shower, toilet and pedestal wash hand basin. The main bedroom is at the rear of the property and has a large dressing area that leads you into the en-suite bathroom which has a white suite comprising a bath with shower, toilet and wash hand basin.

## Garden & Parking

This superb home stands in beautiful gardens of approximately one and a half acres which lie to either side of the property and the majority of the gardens are laid to lawn with mature trees and shrubs. You can access the main garden from the five bar gate or the rear entrance next to the coach house. A summer house with patio to the front can be located in the garden along with a garden store. The gorgeous terrace across the front of the house takes in the views and enjoys the south westerly aspect making it perfect for alfresco entertaining.

The house is situated at the end of a lane only used for this and one other property you pass before entering the graveled driveway that opens up to an extensive parking and turning area.

The detached coach house is currently used as a double garage and workshop and has planning permission number P182106/F to convert it in to an annex.

## Location

Westhope has a very handy local run shop and is situated just under two miles from the larger village of Canon Pyon where there is a primary school, convenience store, post office and village pub. Further educational, recreational and shopping facilities are available at the nearby market town of Leominster. The cathedral city of Hereford is close by and provides a wealth of supermarkets, high street shopping and leisure facilities along with reputable colleges and schooling.

## Services

Mains electric and private water supply. Oil fired central heating and drainage to a septic tank.

Herefordshire Council Tax Band - G

Tenure - Freehold

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