Brookside Cottage, Canon Pyon, Hereford, HR4 8NY
Price £190,000

COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

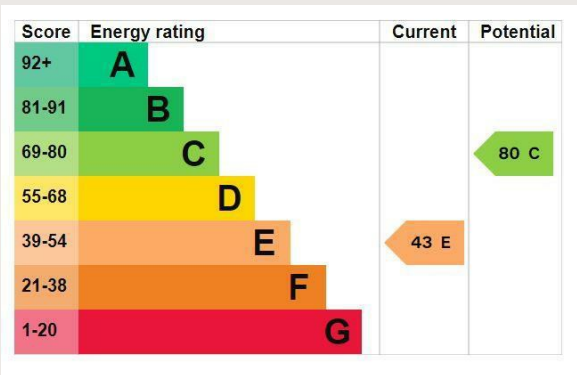
Brookside Cottage Canon Pyon Hereford

A wonderful opportunity to purchase this stone and brick built period detached cottage located in the heart of the popular residential village of Canon Pyon, approx 4 miles north of Hereford city.
Offering a combination of period character features together with recent modern refurbishment this attractive property has well proportioned accommodation with three double bedrooms upstairs, two reception rooms downstairs and a useful rear lobby and WC.
The gardens are a particular feature of Brookside Cottage offering a patio area and separate lawn with mature trees providing privacy and shade.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL ON OFFER

- Detached period cottage
- Three double bedrooms
- Two separate reception rooms
- Brand new kitchen
- Downstairs WC
- Fully double glazed
- Private gardens at rear
- Electric heating
- Recently re-wired
- NO ONWARD CHAIN

Material Information
Price £190,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: E (43)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.

Total area: approx. 103.0 sq. metres (1108.9 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living room - 12'4 x 9'7
Dining Room - 12'4 x 9'8
Kitchen - 12'2 x 9'7
Bedroom 1 - 13'11 x 12'1
Bedroom 2 - 14'2 x 11'
Bedroom 3 - 11'1 x 10'1

Property Description
The property has been subject to extensive refurbishment including a full electrical re-wire, new flooring and decoration throughout the downstairs and a brand new kitchen. There is double glazing and electric heating throughout consisting of programmable heaters downstairs and night storage heaters upstairs.
Entered from the front via a double glazed flood proof entrance door into the spacious hallway with stairs to the landing, useful storage cupboard underneath, exposed ceiling beams and doors leading off. The living room has a wall mounted electric fire and feature deep sill window. The dining room also has the feature deep sill to the front and further door into the recently fitted kitchen comprising of wall and base units and drawers under a worktop with inset stainless steel 1 1/2 bowl sink unit, electric hob with extractor hood over and fitted electric oven. There is space and plumbing for a dishwasher or washing machine and space for a further under counter appliance, a glazed door opens into the rear lobby where there is space for further appliances, window to the rear, flood proof door to the rear and a door into the WC.
Carpeted stairs rise with a turn from the hallway to the spacious landing with windows to the rear, access to the loft, airing cupboard housing hot water tank and doors to all rooms. The bathroom has a window to the front, WC, pedestal hand basin, panel bath with tiled shower over, electric fan heater and extractor fan. Bedroom one has a window to the front and exposed wall beam, bedroom two has a window to the side and bedroom three a window to the front.

Gardens & Outside
From the front a pedestrian gate gives access to the side where there is an outside tap and further gate to the rear of the property which is laid to patio with a feature stone wall, wooden shed,, gate to the rear and steps up to the main garden which is laid to lawn enclosed by wooden fencing to either side with a border housing plants, bushes and two mature trees. On the road side is a small garden area enclosed by hedges and rear access for the neighbouring properties.

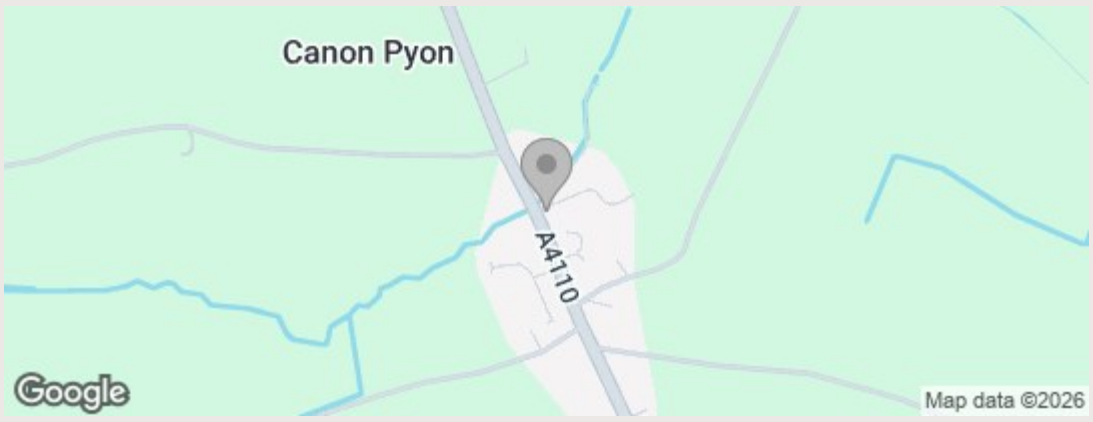
Services
Mains electricity, water and drainage are connected to the property

Location
Canon Pyon is a village on the A4110 road in Herefordshire, England, the population of the parish at the 2011 Census was 542. Amenities include a village shop, The Nag's Head public house, a village hall, Canon Pyon Academy (primary school) and the 13th-century church of St Lawrence, a Grade I listed building. There is a regular bus service to Hereford and Leominster.

Broadband
Download Upload Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear, Openreach

Mobile Phone Coerage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

NOTE
The property was subject to flooding in October 2024 & January 2025- since then there have been flood prevention measures carried out including; flood doors fitted to front and back doors and an NRV has been fitted to downstairs toilet. The council have fitted new drains by the house and a canal has been dug out on the road opposite the house for water to run back into brook.
The current owners are fully insured and have never been refused insurance for the property.

Directions
Leave Hereford on the A4110 Canon Pyon Road and after approx 4 miles you will arrive in Canon Pyon village. Take the turning right signposted Brookside and the property is immediately on the right hand side. What3words///sediment.before.blown