



# Redlands

Canon Pyon

Hereford

HR4 8PE



# Redlands, Canon Pyon, Herefordshire HR4 8PE

**An elegant detached residence in an elevated position on the edge of the village, with spectacular views, 5 bedrooms (1 en-suite), 3 reception rooms, excellent parking, garage, Hard Tennis Court, gardens and paddock. About 2.24 acres.**

This imposing detached residence is conveniently located on the outskirts of the popular village of Canon Pyon with spectacular views over adjoining farmland towards Westhope Hill, just 7 miles from the Cathedral City of Hereford.

Within Canon Pyon there is a shop/post office, public house, primary school, bus service, sports playing field and village hall.

The property was constructed in the late 1950s and has more recently been extended to provide very spacious accommodation that would now benefit from a degree of decorative updating, and has double-glazing, electric heating and accommodation which extends to approximately 2241 square feet - ideal for family purposes with excellent outdoor entertaining space, lovely gardens, a hard tennis court and pasture paddock. The whole extends to 2.24 acres.

## Ground floor

### Entrance porch

Tiled floor, window, door to

### Entrance hall

Storage heater, alarm control panel, understairs store cupboard.

### Living room

Having an open fire with stone surround, storage heater, bay window with full-length windows and door to terrace, double doors lead in to the

### Drawing room

Built-in storage cupboard, storage heater, electric heater, windows to front and rear, patio doors to the side.

### Dining room

Open fireplace with stone surround, storage heater, bay window to front.

### Kitchen

Fitted with matching base and wall units with worksurfaces and tiled splashbacks, under unit lighting, built-in electric oven, 4-ring hob, extractor hood, storage heater, window to rear.

### Utility room

Plumbing for washing machine, Belfast sink unit, quarry tile floor, electric heater, window to front, door to

### Cloakroom

WC, wash hand basin, extractor fan.

### Further enclosed porch

Quarry tile floor.

Staircase leads from the entrance hall to the

## First floor

### Landing

Window to front, storage heater, airing cupboard with hot water cylinder and electric immersion heater, hatch to roof space with ladder.

### Bedroom 1

Built-in wardrobes, windows to front and rear, and En-suite Bathroom having an enamelled bath with mixer tap/shower attachment and screen, wash hand basin, WC and bidet, part-tiled walls, electric towel rail, wall mounted electric heater, window.

### Bedroom 2

Fitted wardrobes, electric heater, wash hand basin, bay window to front.

### Bedroom 3

Fitted wardrobe, sink unit, electric heater, window to rear.

### Bedroom 4

Built-in wardrobe, wall mounted heater, window to rear.

### Bedroom 5

Electric heater, window to front.

## Bathroom

Enamelled bath, mains shower, wash hand basin, WC, bidet, heated towel rail, wall mounted electric heater, window.

## Outside

The property is approached via double gates with cattle grid, which lead to a large tarmac frontage screened from the road by a mature coniferous hedge with stone retaining wall. There is excellent parking and the brick-built Garage with electric up-and-over door, and beyond is a concrete sectional Garage.



The property stands in lovely gardens which mainly lie to the rear and are primarily lawned with a variety of ornamental shrubs and trees. There is a large paved sun terrace with views towards the Malvern Hills and a **Hard Tennis Court**.

A gate leads to a pasture paddock enclosed by stock-proof fencing accessed via the gardens.

The whole extends to approximately 2.24 acres.

### General information

#### Services

Mains water and electricity are connected. Telephone (subject to transfer regulations). Private drainage system.

#### Outgoings

Council tax band F - payable 2023/24 £3158.20

Water rates are payable

#### Tenure & possession

Freehold - vacant possession on completion.

#### Directions

From Hereford proceed initially towards Brecon on the A438 (Whitecross Road) and at the Whitecross roundabout take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). Continue into Canon Pyon and the property is located on the right-hand side, just before leaving the village, as indicated by the Agent's FOR SALE board.

What3words: craft.submitted.widgets

#### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

#### Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

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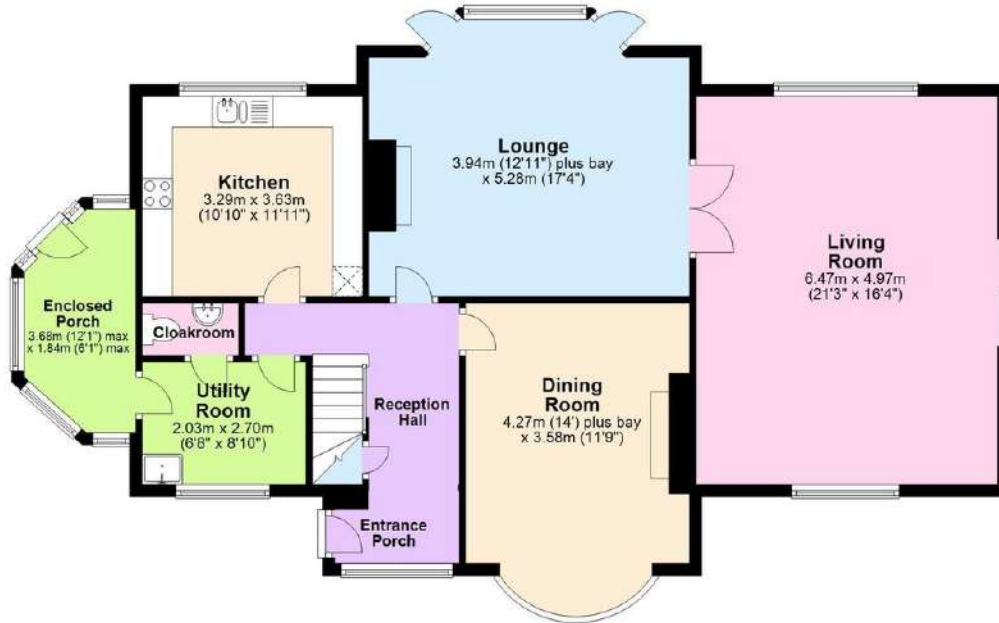
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		





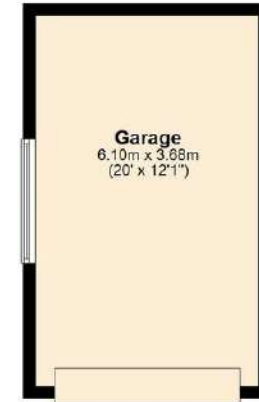
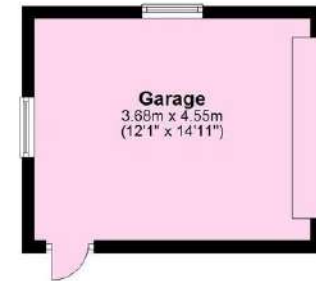
### Ground Floor

Approx. 109.6 sq. metres (1179.2 sq. feet)



### Outbuildings

Approx. 0.0 sq. metres (0.0 sq. feet)



### First Floor

Approx. 98.7 sq. metres (1062.1 sq. feet)



Total area: approx. 208.2 sq. metres (2241.3 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

Redlands. Canon Pvon. Hereford



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