



Pigeon House , Hereford, Herefordshire, HR2 8RT

Offers Over £500,000

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property



- **Detached Property in a Beautiful Rural Position**
- **2 Bedroom Integral Annex**
- **Substantial detached Garage/Workshop**
- **Large Garden, around 1/2 Acre**
- **4 Bedrooms to the Main House**
- **Sold with No Onward Chain**
- **In need of Modernisation**

## Situation

The property itself can be found off a quiet country lane just beneath Garway Hill some 12 miles south of Hereford, 15 miles north east of Abergavenny and approximately 10 miles from both Monmouth and Ross on Wye.

The property sits on a gently sloping plot and is not overlooked. Although the setting is elevated and rural, there are a good network of roads to the aforementioned towns and nearby villages. Within 4 miles, there are well served villages including Ewyas Harold, Pontrilas, Garway, Orcop and St. Weonards.

## Description

The entrance hallway has stairs to the first floor and doors to all principle rooms. The living room has dual aspect windows to side, doors leading to the front patio area, decorative fireplace with electric fire. The kitchen/ dining room is fitted with a range of matching wall and base units with work surface over, sink drainer unit, space for appliances, space for dining table, window and sliding door onto balcony overlooking the garden and enjoying the far reaching view. The main bathroom is fitted with a shower cubicle, bath, WC and wash hand basin with a window to the rear. There are three ground floor bedrooms all with windows overlooking the views.

Stairs lead to the first floor with access to bedroom four and the second bathroom which has a WC, wash hand basin and bath.

There is a lower ground floor accessed by stairs from the kitchen, making a great annex potential or ideal for multi generational living. The lower ground floor has its own entrance hallway accessed from the rear of the property with a separate living room with windows to the side. The kitchen is fitted with matching range of wall and base units, work surface over, sink drainer unit, space for appliances, space for breakfast table and windows to the side and rear. There is a

good size utility/ storage room, shower room, rear entrance hall and a double bedroom.

## Grounds and Garden

In total, the property extends to approximately 0.5 acres and briefly comprises of generous concrete parking area to the front, accessed via double gates with steps leading down both sides of the property giving access to the rear. Alongside the entrance there is a substantial detached Garage/Workshop having electric sliding door, light and power and a Storage Shed accessed from the side garden.

There are levelled lawned areas to the side with a path spanning the rear of the building. The lawned gardens then gently slope away from the property with a hedge border and there are a row of established Pine trees along the eastern boundary, providing privacy for the garden.

## Services & Expenditure

Services Connected: Private spring water, septic tank drainage, mains electricity and oil-fired central heating.

Council Tax Band: E  
Broadband availability: Standard Broadband  
Speeds

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

## Jackson Property

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Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

## Referral Fees

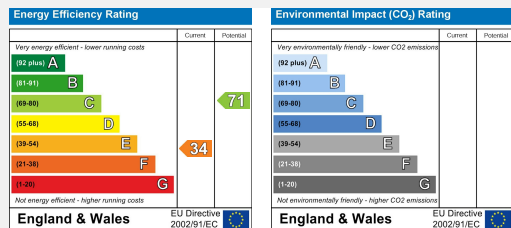
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