



OWLS END  
Norton Canon HR4 7BQ

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Set in a large plot and adjoining apple orchards at the rear, a very spacious detached bungalow, traditionally built by the current owner 50 years ago, now offering an excellent opportunity to purchase a well-cared for home with potential for extension and some improvement.

**Guide Price £495,000**



#### **Situations and Description**

The small rural village of Norton Canon lies in northwest Herefordshire and has a pretty church and active village hall. Local services are available in the larger villages of Weobley and Credenhill, which between them offer both primary and secondary schools as well as shops and restaurants. The cathedral city of Hereford then lies less than 5 miles away and offers an extensive range of facilities, as well as a main line train station.

Traditionally built by the current owners some 50 years ago, this practical and well organised bungalow stands in a large plot with ample parking and enough space to extend if required, subject to approval. Current benefits include oil fired central heating, double glazing throughout, fitted wardrobes and adaptable accommodation, which it may be possible to extend if required.



On arrival, a recessed porch and front door lead into a reception hall that provides access to all the internal rooms and includes a useful storage cupboard for coats and shoes as well as access to the roof space. The lounge is very comfortable with lots of natural light from windows at one end, as well as sliding patio doors that overlook the gardens and the adjoining orchard. There is also a stone fireplace with an open fire for colder evenings. A separate dining room overlooks the front and lies next to a practical kitchen which offers plenty of cupboards and workspace, as well as a walk-in pantry and rear lobby with access to the rear gardens.

There are then three good-sized bedrooms, all with built-in wardrobes, which offer plenty of storage space and these are supported by a well-equipped family bathroom with built-in airing cupboard.

From the kitchen an inner door connects through to an integral single garage with up and over door, window to the side and boiler room at the rear with oil fired central heating boiler and hot water cylinder. There is then a separate WC accessed from the rear porch.



#### **Outside**

The bungalow is approached from the village lane by its own driveway which leads to a large parking and turning area. There is a good-sized lawn to the front with a pathway then leading around to the rear gardens which are very spacious and again laid to lawn. They adjoin an apple orchard to one side and include a patio to the rear of the property, a number of mature trees, a variety of shrubs and a useful greenhouse.

#### **Services and Considerations**

Mains metered water, mains electricity, private drainage and oil-fired central heating.

Tenure freehold

Council Tax Band F

EPC Rating E 54/79

Broadband <https://checker.ofcom.org.uk/>

Mobile Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

#### **Directions**

##### **What3Words///credible.rags.fail**

From Hereford, proceed towards Brecon on the A438 and continue out of the city along the A438 Kings Acre Road. Turn right signposted to Credenhill and proceed on this road for approximately 5 miles. On entering Norton Canon turn left towards the church and after a short distance the property will be found on the left-hand side.



Entrance hall / kitchen / living room / dining room

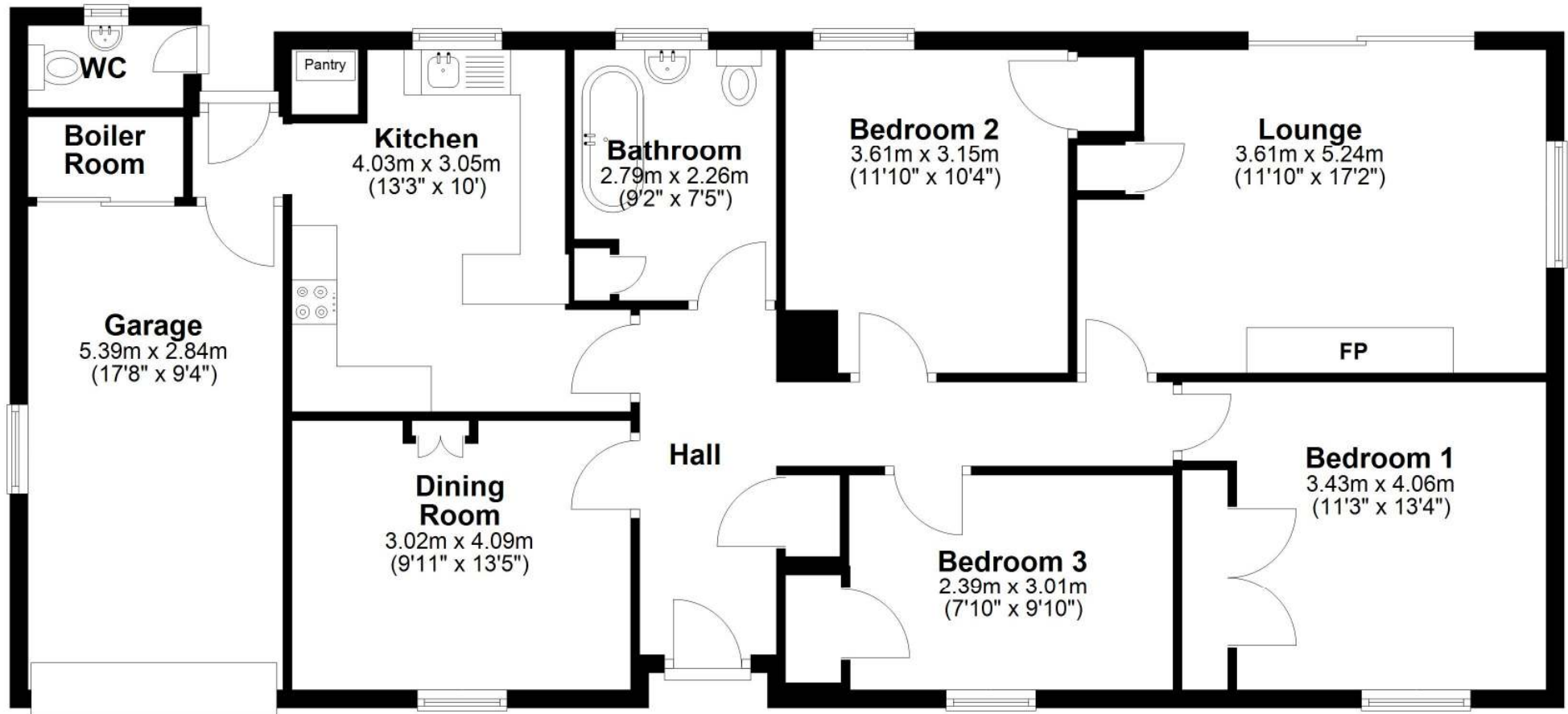




Three good sized bedrooms with supporting bathroom



## Ground Floor



Total area: approx. 123.0 sq. metres (1324.3 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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