



12 OLD EIGN HILL  
Hereford, HR1 1TU





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HR1 1TU**



In a tucked away location and yet within 1 mile of the city centre, a very spacious and versatile detached bungalow which wraps around beautiful south and west facing gardens.

**Guide Price £695,000**

**Situation and Description**

Lying in an elevated position on Old Eign Hill, this impressive property is well situated and occupies a very private and level south and west facing plot. Although tucked away, the city centre is within easy reach and offers an excellent range of facilities with a choice of shops, cafes, restaurants, schools, medical facilities, theatre, multiplex cinema and a mainline train station.

The bungalow has been greatly extended and improved over the years and now offers a very versatile and adaptable living space, which could accommodate a large, or extended family, or just provide plenty of room for retirement and visiting guests. There is also potential to create an individual annex or home office, if required. The beautiful rear gardens are initially hidden from view and offer considerable privacy with a large sun terrace, delightful summerhouse and separate garden workshop. In addition, the property benefits from oil fired central heating and double glazing.

On arrival, a covered porch gives access to the kitchen breakfast room which is an excellent size and offers a range of fitted cupboards and drawers as well as space and plumbing for a dishwasher. There is a dual aspect to the side and rear, a tiled floor, dado rail and space for an American style fridge/freezer. A door then leads through to a very impressive L-shaped living room, which is the heart of this amazing property and offers plenty of light and space, with double-glazed windows and doors on two sides, wood effect flooring and a freestanding cylindrical wood burner. The living room then opens into a very attractive and comfortable dining/garden room which is ideal for entertaining and has a glazed atrium roof, attractive tiled floor and bi-fold doors opening out to the sun terrace and gardens.

A central hallway with a porch to the front then allows access to five very comfortable bedrooms of differing sizes. There are two good-sized double bedrooms with large picture windows overlooking the gardens, both with fitted wardrobes, and three smaller bedrooms all supported by a family bathroom and separate shower room.

From the covered porch access can be gained to the former garage which is now a workspace with double doors to the front, cloakroom and space for a shower cubicle. At the rear a large utility or studio offers more independent space and has a sink unit, workspace and a door to a useful shower room with WC.

**Outside**

The property is approached from Old Eign Hill by its own tarmacked driveway which offers turning space and parking for at least six cars, with a small, terraced lawn to one side. The main gardens lie to the rear and are a particular feature of the property. The gardens are very private and are south and west facing, with a good-sized lawn and large sun-terrace which wraps around two sides of the bungalow with doors providing direct access from several rooms. There are colourful borders planted with prize-winning lilies and roses as well as side access and pathways leading around to the back of the property where there is a further lawn and useful additional space. The main garden is overlooked by a lovely summer house which offers space to sit and relax, and a useful garden workshop and mower store.

**Services and Considerations**

Mains water electricity and drainage and oil-fired central heating.  
Tenure Freehold  
Council Tax Band E  
EPC Rating E 50/65  
Mobile coverage 4G  
Broadband EE Fibre Optic

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.





Dining room / living room / kitchen/breakfast room











Comfortable bedrooms



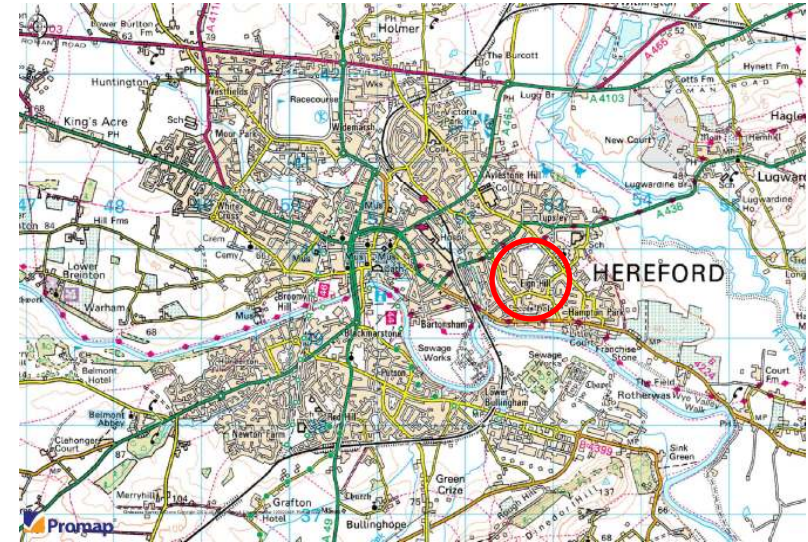


## Ground Floor



Total area: approx. 226.3 sq. metres (2435.8 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.



## Directions

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From the centre of Hereford, take the A438 towards Ledbury and after passing the fire station in Eign Road, take a right-hand turn onto the B4224 towards Mordiford and Fownhope. Continue on this road passing under the railway bridge and just before the hill turn left into Lichfield Avenue, and immediately right into Old Eign Hill. Continue up the hill and the property will be found on the right-hand side.



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