



OLD SCHOOL HOUSE
Kings Pyon, HR4 8PZ



Old School House
Kings Pyon
Herefordshire
HR4 8PZ

In an elevated location and enjoying extensive and far-reaching views, a very spacious and adaptable former schoolhouse, offering comfortable accommodation throughout and set-in good-sized gardens.

Guide Price £685,000



Situation and Description

The property lies on the outskirts of the pretty rural village of Kings Pyon and enjoys a quiet and unspoilt location with far reaching views to the front over open countryside. Local services are available at the villages of Canon Pyon and Tillington as well as the historic and much larger village of Weobley, which offers an excellent range of facilities. The cathedral City of Hereford then lies some 9 miles away and includes a main line train station.

The Old School House originally dates back to 19th century and has since been converted into a spacious private residence, that combines the school mistresses house with the school rooms to create one large house. It offers versatile and adaptable accommodation which is laid out over two floors and includes bedrooms on the ground and first floors, oil-fired central heating and a large conservatory or garden room on one side. Ideal for a family there is plenty of outdoor space with ample parking, a large lawn and a very useful timber stable block.



On arrival, a front door leads into a good-sized side entrance porch, with tiled floor, windows on three sides and door through to a large central dining room. Ideal for entertaining the dining room links the house and has double glazed doors leading out to a sun terrace. The main drawing room lies at one end of the house and is approached from an inner hallway and again offers lots of light and space, with French doors to the gardens, and an attractive fireplace with

marble surround and fitted wood burner. A large conservatory/garden room also offers direct access to the sun terrace and enjoys extensive views over open countryside and is a comfortable space to sit and relax. It adjoins a very well-fitted kitchen which offers extensive cupboard space, granite working surfaces, and built-in appliances including a double oven, induction hob, extractor and dishwasher. An adjacent utility or boot room then provides useful additional space as well as direct access to outside. To the front of the schoolhouse, a sitting room provides a quiet space to relax and includes a brick fireplace with fitted wood burner and again distant views. The ground floor is then completed by a large master bedroom suite with fitted wardrobes, window to side and large wet room, with shower and separate deep fill bath. The ground floor accommodation is then supported by a useful cloakroom with WC and linen cupboard.

From the front reception hall, a staircase then leads up to the first floor where there are three further bedrooms, all with double-glazed windows and fine views over rolling Herefordshire countryside. A bathroom then completes the first-floor accommodation.

Outside

School House is set well away from main roads and is approached from a small country lane by a driveway which leads to a large parking and turning area to the side of the house. There is a useful open fronted woodstore and a timber stable block on a concrete base in one corner of the plot. The gardens are a good size and in the main lie to the rear and side. Not overlooked, they are laid to lawn with a large patio or sun terrace, three useful raised beds ideal for vegetables, herbaceous borders and far-reaching views over the landscape.





Front reception hall leading through to sitting room & kitchen







Dining Room / GF Master Bedroom with en-suite / Drawing Room





Three further bedrooms with supporting bathroom



Mains electricity and water connected
Oil fired central heating and fitted wood burners
Private drainage to a septic tank
Tenure Freehold

Tenure Freehold

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

If you need help with, or are unsure about any of the information contained in these details, please let us know.

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.

What3words ///tangible.landlords.cuter

From Hereford take the A4110 signposted to Canon Pyon and Knighton and proceed for approximately 7 miles into Canon Pyon Village. After passing the shop and car park turn left for Kings Pyon and continue on this road for 2.5 miles, passing the village church and just at the brow of the hill the property will be found on the left-hand side.



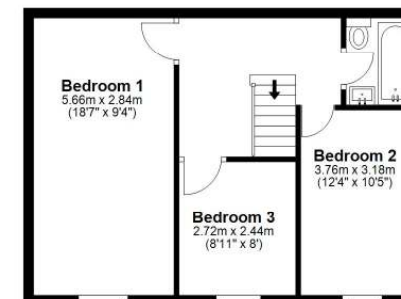
Ground Floor



Total area: approx. 231.7 sq. metres (2494.1 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.

First Floor



Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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