



# Cromford House

Staunton-On-Wye, Hereford, Herefordshire, HR4 7NA

**jackson**  
property



# £450,000

## ONWARD CHAIN COMPLETE - READ Y TO GO

Extended Detached Home in popular Staunton on Wye | 4 Bedrooms & 3 Bathrooms | Lounge with Feature fire | Kitchen with Dining Room and Family Room | Utility/Boot Room and Converted Garage | Must be Viewed

### Situation

Situated in a peaceful position, the property is located in the popular village of Staunton-on-Wye, approximately 10 miles west of Hereford with an outstanding pre-school and primary school, as well as the highly regarded local doctors surgery. It is a short drive to Oakchurch Farm Shop, Café, and Garden Centre and an easy 20 minute drive to Hereford and Hay-on-Wye and surrounded by delightful rural countryside.

### Description

The property is approached via a driveway with space for 2 vehicles, having additional parking to the front, with footpath leading around the side of the property and to the front door.

The entrance hall is inviting with stairs leading to the first floor, useful understairs storage and doors to the WC, Utility/bootroom, Family Room, Diner & Lounge.

The Lounge has a lovely inset open fire with brick surround, with solid oak and windows on 2 sides. The Kitchen is the heart of the home with a range of eye level and low level units, inset sink, range cooker, space for numerous appliances, double doors off to the Family room and an open archway inviting you into the good size dining space with patio doors to the rear. Off the Kitchen is the Family Room, with a continuation of the solid oak flooring and ample space for furniture and sofa. The flow between the Family room, Kitchen and Dining Room is in an L shape and could be versatile with the layout.

Off the hallway is a WC and Utility/Boot room with stable door and access to the converted Garage. Ideal as an office or potential play room.

The first floor accommodation has a gallery style landing with access to all rooms. The Master Bedroom is a good size, currently located at the front of the property with dual aspect windows.

The remaining three bedrooms are all a good size, with 2 doubles and a single. There is a modern family Bathroom with roll top bath, along with a separate Shower room. There is a further shower room with WC located in the extension, which could become an en suite to make a new master, depending on preference.

The gardens are private with patio area and a range of beds & borders surrounding the rear garden with large hedges for extra privacy. There is access to either side of the property leading to the front.

The property has a versatile flow and space and is ready for its new owners.

### Services

Mains water, drainage, mains electric, Oil heating.

### Directions

What3Words: ///excavated.something.debit

### 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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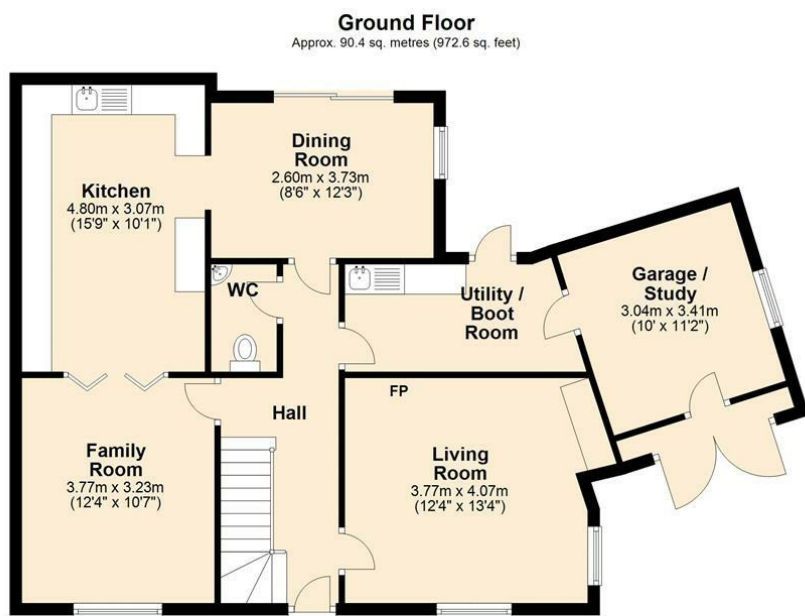
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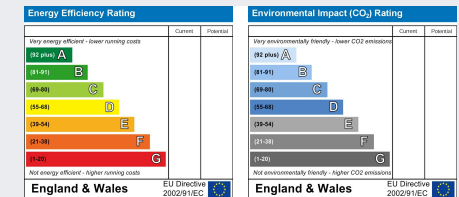
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Total area: approx. 158.7 sq. metres (1707.9 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

**Cromford House, Staunton on Wye, Herefordshire**



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