



## CANON PYON ROAD, HEREFORD, HR4 7RB

A Truly Stunning Detached 5 Double Bedroom Period Property, transformed by 2 large extensions providing sumptuous Principle Suite and expansive Sitting Room to create a gorgeous family home, set amid extensive grounds on the very edge of the City.

Entrance Hall – Sitting Room – Dining Room – Family Room – Study – Kitchen Utility with Shower – Downstairs WC – Principle Suite with Dressing Room & Bathroom – Double Bedroom with Ensuite Shower – 3 Further Double Bedrooms – Family Bathroom – Walk-in Linen Cupboard – Gated Driveway with Ample Parking & Tesla Charging Point – Original Single Garage – Paved Terrace – Encircling Gardens & Grounds

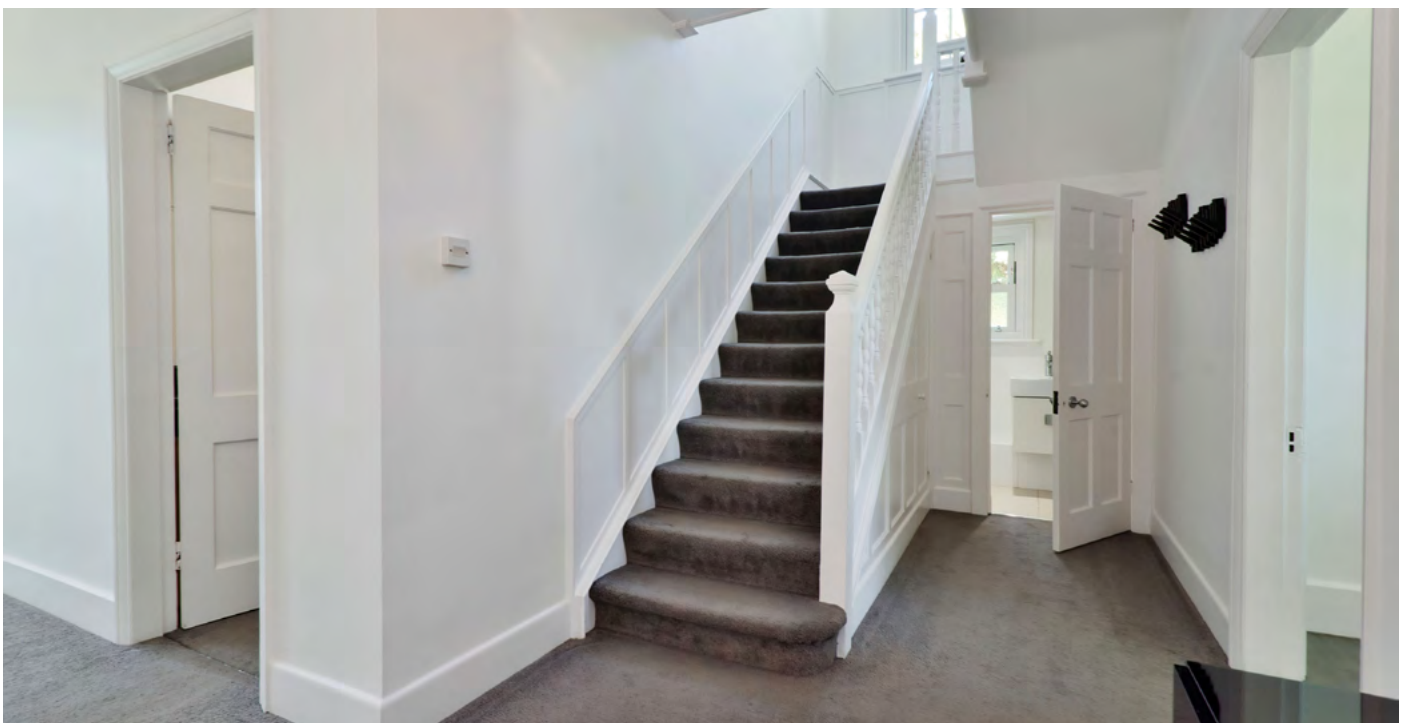


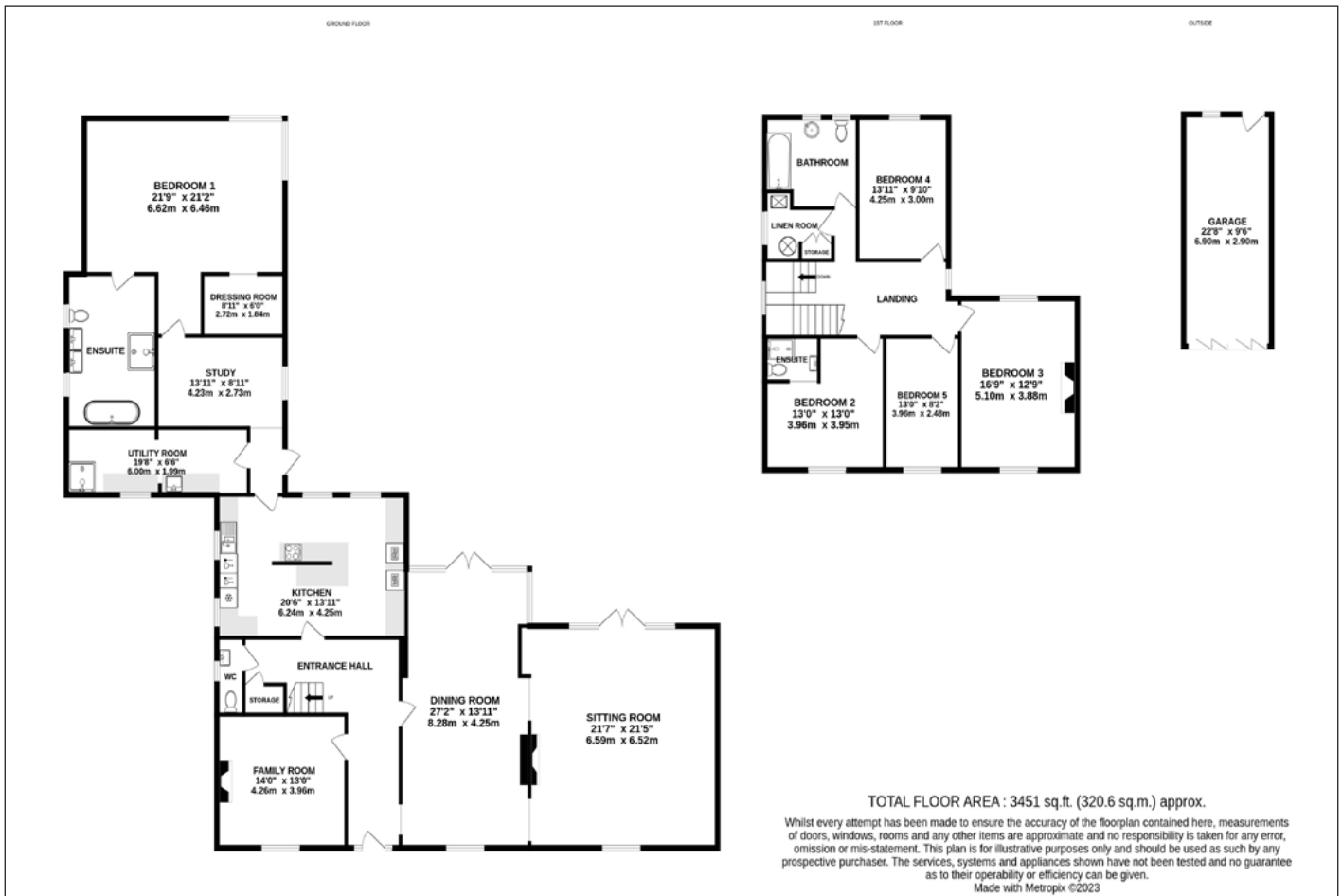
## THE PROPERTY

With the total plot extending to almost an acre, this delightful original 1920's property is encircled by privacy-providing mature and predominantly evergreen trees, has been thoughtfully reimagined and refurbished; from creation of a large new Kitchen and Utility to the installation of new windows throughout. The two large single storey extensions both with underfloor heating and glazed walls overlooking the rear gardens are what elevate this property to a stunning modern family home. The extensive grounds further conceal behind a young conifer hedge line an expansive area presenting exciting potential for multigenerational Annexe or building plot; subject to all relevant planning permissions.

Well located at the very edge of the expanding City, Knoll House benefits from nearby store, post office and GP. It lies a mere 2 miles from both Burghill Valley Golf Club and the full amenities of the City Centre, including the independent Hereford Cathedral School; one of the oldest in the country. Yet set just off a main county artery, it enjoys excellent connectivity without venturing into City with Worcester and the M5 26 miles away, Leominster 12 miles or Brecon 36 miles. For leisure nearby are the Racecourse, Hereford Leisure Centre with next door Skate park and Holmer Park Spa and Health Club.







**Entrance Hall** – Beyond the enchanting red brick façade of the original property opens the spacious and carpeted Entrance Hall with initial section of tile flooring that runs harmoniously on into the Dining Room. There is an Under-stairs Cupboard providing useful storage beside the Downstairs WC.

**Family Room** – Benefitting from views to the front framed by one of the new double glazed but period-style sash windows, the Family Room offers a highly malleable space ideal for more informal relaxing, use as a Music/Games Room or providing a dedicated Study/Home Office.

**Dining Room** – Enjoying an open flow feeling and finished in Karndean flooring, the Dining Room offers a convivial space for the gathering of family and friends. It has been extended out towards with garden with French Doors opening onto the paved terrace above the rear gardens beyond.

**Sitting Room** – Occupying one of the large single storey extensions, the expansive, carpeted Sitting Room benefits from dual aspect with a wall of glazing with central French Doors leading out onto the terrace. The generosity of space allows for the creation of more intimate areas within the room ideal for reading or conversation and whilst benefitting from underfloor heating the room is visually anchored by the freestanding chimney with its feature elevated wood burner.

**Kitchen** – The spacious Kitchen created from three original rooms is fitted in Karndean flooring, with a

mix of white and wood grain fronted units sleekly contrasted by white quartz countertops, providing an array of storage. To the end wall full-height white units provide extensive cupboard storage, with to the far side a Breakfast Cupboard concealing space for toaster, coffee machine and microwave. The central contrasting woodgrain units are set around integrated twin Neff ovens with warming drawers below and flank a central pull-out pantry cupboard with wire racking. The central island features breakfast bar and high partition wall screening Neff induction hob with deep pan drawers below with hidden inner utensil drawers. There is space for a US style fridge/freezer alongside a run of units with integrated under-counter fridge, twin dishwashers and underslung stainless steel sink and a half with both mixer and boiling water tap while to the end behind matching unit front lies additional space for perhaps a wine cooler.

**Utility** – Fitted in white units with stainless steel sink, the Utility provides ample space for additional white goods and storage of household necessities. Extending to a secondary area for laundry there is under-counter space for both washer and dryer while to the far corner lies a shower cubicle.

**Study** – Forming the initial section of the Principle Suite extension, the carpeted Study offers a malleable space equally useful as a space for work or leisure and is currently utilised as a gym. It would make a convenient Home Office, Hobby/Craft Room, Library with ample space for comfy seating or Yoga/Meditation Room for quiet contemplation.





Bedroom 1 – The Downstairs Principle Suite with underfloor heating throughout is simply sumptuous. The expansive carpeted bedroom features a statement glazed corner with twin patio doors framing views across the rear gardens. Off the Bedroom opens the Dressing Room with copious space for the installation of fitted storage to suit. The fully-tiled Ensuite Wet Room is luxurious and features freestanding bath with waterfall tap, wall-mounted twin basins with fitted double drawer storage below each, WC and open shower with Rainhead and glass wall.

Bedroom 2 – The carpeted Double Bedroom with window to the front garden and fireplace, benefits from a sleek Ensuite with glass-screened Rainhead shower enclosure with additional regular shower attachment, WC and wall-mounted basin with storage cupboard below.

Bedroom 3 – The spacious carpeted Double Bedroom retains its fireplace now with minimalist surround and enjoys dual aspect with views over both front garden stretching

in winter as far as the Black Mountains and over the rear garden with sight of the Malvern Hills.

Bedroom 4 – A carpeted Double Bedroom also retaining a fireplace and benefitting from dual aspect views over the rear garden and providing a fitted basin with integral storage to one corner.

Bedroom 5 – The final carpeted Bedroom is a small double with window overlooking the front garden screened by mature trees.

Family Bathroom – The Bathroom with underfloor heating features full bath with both regular and Rainhead showers, WC, floor-standing basin unit with double cupboard and is completed with chrome heated towel rail.

Walk-in Linen Cupboard – Home to the Worcester gas boiler and large hot water cylinder, the small room also offers full-height fitted double Linen Cupboard. While above the Landing opens the loft hatch to the roof storage.









## OUTSIDE

Beyond solid wood gates the sweep of the gravel Driveway offers ample parking and benefits from an electric vehicle charging point, before leading back to an original red brick single Garage providing storage. The encircling gardens have a quiet woodland feel to the boundaries with a mix of mature deciduous and specimen conifer trees. Overlooked by the house, the main rear garden is laid to lawn and is bordered by a conifer hedge delineating it from a further expanse of lawn beyond, offering the exciting potential of a building plot with road frontage.











## PRACTICALITIES

Herefordshire Council Tax Band 'F'

Gas Central Heating

Double Glazed Throughout

Mains Electricity, Water & Gas

Private Drainage

Fibre Broadband

Electric Vehicle Charging Point

## DIRECTIONS

From Hereford take the A438 West towards Brecon along Whitecross Road. At the Whitecross roundabout take the third exit onto Three Elms Road, the A4110 to Canon Pyon. Proceed straight ahead as the road becomes Canon Pyon Road, up to and through the traffic light intersection with the Roman Road. The property is to be found on the right immediately beyond the new housing development.

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