



HOLLY BANK

Sutton St Nicholas HR1 3AX



Holly Bank
Sutton St Nicholas
Herefordshire
HR1 3AX

A well designed and spacious modern house, set in landscaped gardens with a detached double garage, in the heart of this desirable village.

Guide Price £625,000



Situation and Description

This popular Herefordshire village has a thriving community, with a relatively new primary school and community centre, historic village church and a public house. The cathedral city of Hereford is only a short drive away and offers an extensive range of shops and services, as well as a main line train station to Paddington.

Holly Bank is an individual detached house, which offers very spacious living accommodation throughout, and includes mains gas fired central heating and full double glazing. Built about 23 years ago, the house has been well cared for and is only available for the first time to the open market. The gardens are a particular feature, and are well established, lying in the main to the front of the property and enjoying a sunny outlook.

Approached by a right of way over a tarmacadamed driveway, and then by its own drive and large parking area, a pathway leads around to the front door where a canopy porch and front door lead into an entrance hall with a useful built in cloaks cupboard. The dining hall provides access to an impressive sitting room, with plenty of light and space, with windows at either end and a large central brick-built inglenook style fireplace.

A central dining hall has a high vaulted ceiling and an outlook over the garden and gives access to a good-sized study or snug and a lovely sun room which also overlooks and gives direct access to the gardens. The kitchen/breakfast room is a good size and has plenty of well-designed cupboard space with a range of appliances and a central workstation. The ground floor accommodation is supported by a utility room, cloakroom, and rear porch.

On the first floor the master bedroom is very well appointed with built in and fitted wardrobes, an en suite bathroom with both bath and shower, and windows overlooking farmland at the rear. There are three further double bedrooms and a family bathroom. A loft ladder gives access to a sizeable attic space, which has Velux windows and useable space of 31'4 x 11'9, and could offer potential for conversion into further living accommodation, subject to approval.



Outside

Holly Bank is a lovely house that sits to the rear of its plot and makes the most of its southerly aspect. The main gardens lie to the front and are well enclosed and laid to lawn interspersed with a good variety of shrubs and plants, bringing colour at different times of the year. There is a central pergola and rose bed and a large sun terrace adjoins the house with pathways leading to the rear. Here there is extensive parking and turning space and access to a detached double garage with twin up and over doors 19'3 x 19 with window and door to side and internal staircase to a first floor with windows at either end which could make a home office or games room.

Directions From Hereford, proceed out of the city on the A465 towards Worcester and Bromyard. At the bottom of Aylestone Hill proceed straight across the roundabout and follow the signs for Bodenham and Sutton St Nicholas. After approximately 2 miles proceed into the village and at the crossroads turn left towards Marden. Continue for about a third of a mile and the property will be found on the right-hand side.





Excellent reception space





Four double bedrooms, en suite and family bathroom



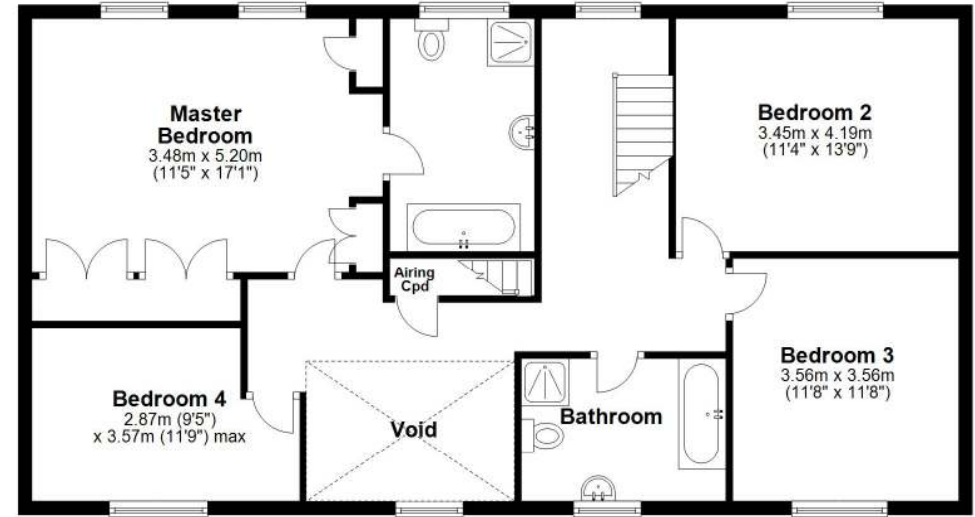
Ground Floor

Approx. 110.7 sq. metres (1191.8 sq. feet)



First Floor

Approx. 89.2 sq. metres (959.8 sq. feet)



Services and Considerations

Mains water and electricity, private drainage and mains gas fired central heating. Superfast It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. EPC C. Council tax band G = 3259.62

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd
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Set in good sized gardens with a rural outlook

