

# ARRANBECK

£600,000



“A highly-versatile, detached bungalow with annex”

Sutton St Nicholas, Herefordshire

Tucked away, down its own private driveway, this large, highly-versatile bungalow sits on a substantial plot and backs onto open countryside. With an attached, full-size annex, this property is a great solution for multi-generational living, accommodating grown-up children, elderly parents or even to generate income via a holiday let.

- Large annex/ Two properties in one
- Multi-generational living potential
- Tastefully extended
- Tucked away with rural outlook
- Holiday let potential
- Popular village location
- Large garden to the rear
- Double garage





Arranback has been thoughtfully extended to create two homes in one, yet without compromising on space, layout, design or flow. Although all one building, the annex and the main residence have separate accesses, and heating, making them truly independent.

The main bungalow is entered via the light and airy hallway which includes built-in storage cupboards. This leads directly into a central dining room which, in turn, flows through to the kitchen: another airy room with wall and counter cabinets, built-in appliances, electric hob with extractor fan and a waist-height oven. There is sufficient space for a breakfast table. A door leads into a small vestibule which opens out to the rear patio and into the double garage.

To the other side of the property sits the large sitting room with a feature fireplace and large picture window overlooking the front garden. From here, a door leads to the study and on to the master bedroom suite: a large bedroom, with dressing area and dedicated en suite. A second double bedroom sits to the side and also benefits from an ensuite and views across the rear garden.

To the rear of the property a further hallway opens out to the garden and links to the dining room and an additional bedroom and family bathroom.

The annex sits to the rear of the property and doesn't compromise on space, featuring a living room with views over the garden, dining room, modern kitchen, conservatory, shower room and double bedroom; this useful addition offers plenty of living accommodation and separate access to the garden.



**Outside:** a long, private driveway leads up to the front of the property and offers plenty of parking; there is a double garage and large lawn area, which could be easily repurposed as a turning space or further parking, if required. A pathway leads through a metal gate to the rear of the property. The rear garden is generous and private, overlooking paddocks to the rear. Mostly laid to lawn there are also mature trees, shrubs and borders: a joy in the summer months with its south-facing aspect. There is also a garden shed, greenhouse and two patio area.







**Area:** Sutton St Nicholas is a popular village, just a few miles north of Hereford City. Situated in the heart of Herefordshire's countryside, there are beautiful, rural walks on your doorstep yet with the benefit of the village's amenities such as village public house, primary school, two churches and village hall, which plays host to various community clubs and events. Hereford City is just a few miles away.

**At a glance:**

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	Bungalow: F; Annex: A
Heating:	Gas central heating
Services:	Mains electricity, water, gas and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes

\* correct as of instruction date



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.