

ST JOHANN

£425,000



“A great, detached bungalow with huge potential”

Munstone, Herefordshire

On the edge of Hereford city, this detached, 2-bedroom bungalow sits in the popular area of Munstone; with superb potential for modernisation, a great workshop, ample parking and a large garden backing on to open fields, St Johann offers a great opportunity to create a perfect family home.

- Extensive rear garden
- Desirable location
- Two double bedrooms
- Superb potential to refurbish or extend
- Workshop with three-phase electric
- Backing onto open fields
- Solar panels



With easy access to the city but with fabulous countryside walks from the doorstep, this property has been a much-loved family home for many years and now comes to the market as part of a deceased family estate. St Johann would benefit from modernisation, giving the next owner the opportunity to stamp their own identity and create a stunning new home.

Enter the property via an enclosed, glazed front porch, just the place for hanging coats and storing shoes and boots. The wide reception hall runs through the centre of the building with accommodation leading off left and right. Immediately to the right hand side is the main sitting room; this room is well lit, courtesy of dual aspect windows, and has a cosy feature fireplace.

Directly behind the living room sits the kitchen. This large space has wrap-around floor and wall units, providing ample storage space. There is a free-standing electric range-style double cooker and space for a refrigerator, dishwasher and washing machine. There is also a useful walk-in storage cupboard and a breakfast bar for occasional dining or to enjoy a morning coffee with a friend. A door leads directly out to the rear patio area.

There is a separate shower room and WC as well as two double-bedrooms: one overlooking the front of the property and one overlooking the rear. The rear bedroom also features built in storage cupboards and wardrobes.

Outside: Approach the property via a large driveway, which provides plenty of parking for multiple vehicles. A brick wall forms the boundary of the front garden, which is predominantly laid to grass with mature shrubs and a perennial flower border to one side.



The rear garden is extensive and also predominantly laid to lawn; backing directly onto open fields, superb rural views can be enjoyed across the adjacent countryside. There is a paved patio area directly behind the property on which to sit out and enjoy the sun; this is bordered by a raised flower bed, mature shrubs and a decorative timber arch. To the rear of the driveway sits a large, detached garage/ workshop: this building benefits from 3-phase electric, a garage door to the front as well as a side access door, making it an ideal place from which to work or just a great hobby and tinkering space.





An additional bonus of this property is the bank of solar panels which sit on the workshop.

Area: Munstone is a popular area on the outskirts of Hereford city; permitting easy access to the town's amenities whilst having beautiful Herefordshire countryside on your doorstep. There is a public house which serves food just a short walk away, and Hereford's many services and amenities are just a few minutes' drive.

At a glance:

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| Bedrooms: | 2 |
| Tenure: | Freehold |
| Council Tax Band*: | D |
| Heating: | Central heating; Oil |
| Services: | Mains water and electricity; private drainage Solar |
| Service charges: | Nil |
| Covenants: | None known |
| Broadband: | Yes** |

* correct as of instruction date | ** Source: USwitch



EPC and floor plan available on the website.

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