



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Keylogue, Bush Bank, Hereford, HR4 8EN

'A detached property set in its own grounds located about 6½ miles north west of Hereford which would suit multi generational occupation'

£475,000 (Freehold)

Residential Sales and Lettings

Keylogue, Bush Bank, Hereford, HR4 8EN

LOCATION

Bush Bank is a north west Herefordshire hamlet with the neighbouring villages offering a range of facilities and amenities. Nearby countryside is to be enjoyed and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and bus and railway stations.

DESCRIPTION

Keylogue is a three/four bedroom detached dormer style residence which has the benefit of a one bedroom annexe. The property is centrally heated and double glazed. It offers a generous and versatile level of accommodation and in more detail the property comprises:

MAIN HOUSE

ON THE GROUND FLOOR:

Reception Porch

2.59m (8'6") x 2.54m (8'4") (maximum)

Approached through a double glazed door and with double glazed windows off a masonry base with roof over, Dimplex heater with control, two stone pillars and with an arched opening to an;

Inner Lobby

1.35m (4'5") x 1.35m (4'5")

With stairway off and having solid oak doors to the dining room and the;

L Shaped Breakfast/Kitchen

7.67m (25'2") (maximum) x 5.38m (17'8") (maximum)

Which in parts comprises;



Breakfast Area

4.04m (13'3") x 2.87m (9'5")

With a double glazed window to the front, coved ceiling, sunken ceiling lights, Dimplex wall mounted heater and woodgrain effect flooring with continues through to the;

Kitchen

5.38m (17'8") x 3.66m (12')

With a double glazed window and double glazed door to the rear and with an extensive range of fitted base cupboard and drawer units with brick effect tile surrounds, matching eye level cabinets, centre island with working surface over and an extensive range of gloss fronted wall cabinets. Recess and plumbing for washing machine, single drainer sink unit with mixer tap, built in dishwasher, five ring induction hob with cooker hood over and double oven unit. Oak doors to a boiler cupboard. Second door to the dining room and door to;

Keylogue, Bush Bank, Hereford, HR4 8EN



Cloakroom

.91m (3') x 1.78m (5'10')

With low level wc and wash basin with tiled courses over. Extractor unit, sunken ceiling lights and continuation of woodgrain flooring.

Study

3.63m (11'11") x 2.92m (9'7")

With a double glazed window to the rear, wall mounted Dimplex heater, coved ceiling and with an arch opening to the;



Sitting Room

6.2m (20'4") x 3.35m (11')

With double glazed sliding patio doors to front, double glazed windows to side, painted ceiling beams, wall mounted electric heater.



Keylogue, Bush Bank, Hereford, HR4 8EN

Dining Room

4.45m (14'7) x 4.01m (13'2)

With a double glazed window to the front, coved ceiling and wall mounted electric heater. Wall light points.

ON THE FIRST FLOOR:

Landing

With oak doors to bedroom 2 and 3, the bathroom and;

Principle Bedroom Area

6.22m (20'5) x 3.3m (10'10) (widening to 17' 7")

With a double glazed window to the side overlooking gardens, double glazed window to the front enjoying outlook over agricultural land to tree lined countryside and with a wall mounted electric heater and having doors to an eaves storage cupboard and there is a further wardrobe cupboard.

Bedroom 2

2.74m (9') x 2.49m (8'2)

With a double glazed window over looking gardens to Herefordshire countryside in the far distance. Wall mounted electric heater.



Bedroom 3

2.84m (9'4) x 2.57m (8'5)

With a double glazed window looking towards rising tree lined countryside. Wall mounted electric heater.

Bathroom

2.77m (9'1) x 1.75m (5'9)

With a double glazed window enjoying distant view and part tiled walls and white suite comprising bath, with mixer tap and twin headed shower unit over, low level wc and vanity wash basin with cupboards below. Woodgrain effect flooring and ladder type radiator.



Keylogue, Bush Bank, Hereford, HR4 8EN

ANNEXE:

Entrance Porch

2.51m (8'3") x 1.12m (3'8")

Approached through a modern composite door and with double glazed window to the front, double glazed window to the side, feature tiled floor, wall light point and a double glazed sliding patio door opens to the;

Living Room

6.63m (21'9") x 3.35m (11')

With double glazed windows to two aspects, wall mounted electric heater and with an oak door to the bedroom and opening to the;

Kitchen

3.68m (12'1") x 1.78m (5'10")

With a double glazed door to the rear, sunken ceiling lights and with fitted base cupboard and drawer units with working surfaces over, upstand and brick effect tiled walls together with an eye level cabinet, fitted shelves, housing and with fitted double Bosch oven together with an induction hob with hood over. Built in fridge. A double glazed door leads to the rear canopy porch.



Master Bedroom

4.83m (15'10") x 2.92m (9'7") (14'10" maximum)

With two double glazed windows, wall mounted electric heater and with an oak door to the;



En-Suite Shower Room

2.06m (6'9") x 1.96m (6'5")

With white suite comprising shower cubicle with tiled walls and twin headed shower unit. Vanity wash basin with mixer tap and tiled course over together with low level wc. Wall mounted ladder type electric radiator and with double glazed window.



Keylogue, Bush Bank, Hereford, HR4 8EN

Rear Porch/Outside Kitchen Area

1.78m (5'10) x 4.65m (15'3)

With a sink unit, plumbing for washing machine and with working surface over.

OUTSIDE:

The property is approached through a pair of wooden gates which opens to a sweeping tarmac driveway off which there are generous parking facilities. The driveway on the right hand side is bounded by a masonry wall and on the left by an arc of garden planted with numerous specimen trees. There is a timber outhouse/store which is approximately 19' x 9'. On reaching the property a pathway at the side runs to the rear and off the tarmac driveway there are doors to both the main residence and the annexe. A particular feature of this property is the level garden area which is principally lawned and has a variety of individual shrubs planted around the perimeter within a timber panel fence. There are also a number of fruit trees and to the rear of the residence there is a flagstone seating/entertaining area a pergola and four raised vegetable plots and a garden store.



Keylogue, Bush Bank, Hereford, HR4 8EN



SERVICES

It is understood that mains electricity and water and services are connected to the property. Drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From Hereford proceed west on Whitecross Road to the roundabout and then take the third exit signposted Kington (A4110). Pass over the traffic lights and continue through Eltons Marsh, Portway and Canon Pyon until you reach Bush Bank. At Bush Bank turn right and the property is the first on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

9th September 2024

ID29141

Keylogue, Bush Bank, Hereford, HR4 8EN

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

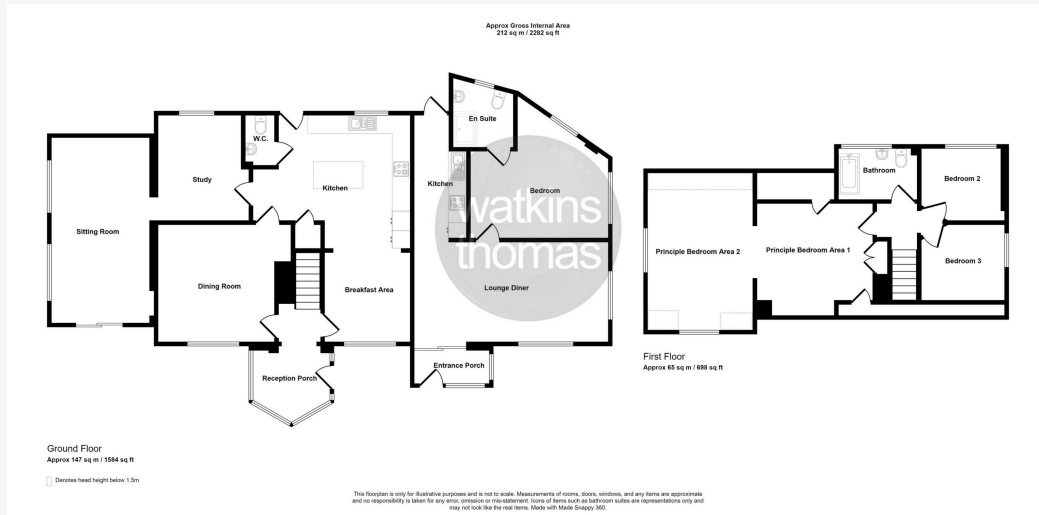
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Keylogue, Bush Bank, Hereford, HR4 8EN

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.