



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## Janlyn, Sutton St Nicholas, Herefordshire, HR1 3AU

*'Located about four miles North of the outskirts of Hereford an individual detached dormer style residence built in 1966'*

**£375,000 (Freehold)**

Residential Sales and Lettings

# Janlyn, Sutton St Nicholas, Herefordshire, HR1 3AU

## LOCATION

Sutton St Nicholas is a village community set about four miles north of the outskirts of Hereford. The village has a primary school, community hall and public house. Further facilities are available in neighbouring villages and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

Janlyn is an individual dormer style bungalow of generous proportions. The property is provided with central heating and double glazing and offers an excellent volume of space with ceiling heights of approximately 8' on the ground floor. A new occupier is likely to undertake a schedule of some refitting and upgrading works and the property currently comprises:

### ON THE GROUND FLOOR:

#### Reception Porch

4.42m (14'6) x 1.22m (4'0)

Approached through a double glazed sliding door and further windows to front and side. Door with adjacent windows to:

#### The Reception Hall

4.29m (14'1) x 2.24m (7'4)

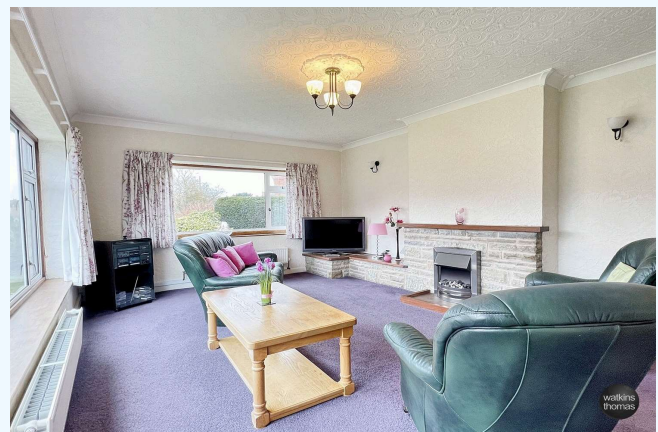
With stairway off, under-stairs cupboard, radiator and having doors to the sitting room, kitchen/breakfast room, dining room/bedroom 4, the bathroom and bedroom 1.



#### The Sitting Room

5.49m (18'0) x 3.89m (12'9)

With double glazed windows to two aspects having wooden sills, coved ceiling, two radiators and stone fire surround with wooden mantel over extending to television shelf. Wall light points.



## Janlyn, Sutton St Nicholas, Herefordshire, HR1 3AU

### Kitchen/Breakfast Room

5.49m (18'0) x 3.12m (10'3)

With a double glazed door and double glazed window to side and double glazed sliding patio door to the conservatory. Base cupboard units with working surface over, tiled surrounds and a double drainer sink unit. Recess with plumbing for washing machine. Radiator.



### Conservatory/Garden Room

5.99m (19'8) x 2.84m (9'4)

With glazed elevations off a brick base with tiled sills and triplex roof over. A pair of double glazed French doors opening to and overlooking the rear garden.



### Dining Room/Bedroom 4

3.33m (10'11) x 3.18m (10'5)

With a double glazed window with wooden sill. Radiator.

### Bedroom 1

3.66m (12'0) x 3.33m (10'11)

With a double glazed window overlooking the rear garden. Radiator.



## Janlyn, Sutton St Nicholas, Herefordshire, HR1 3AU

### Bathroom

2.36m (7'9) x 1.96m (6'5)

With white suite comprising bath with mixer tap, pedestal wash basin and low level wc. Double glazed window, part tiled surrounds and radiator.



### ON THE FIRST FLOOR:

#### Landing

3.86m (12'8) x 3.61m (11'10) (maximum into a dormer window area)

With double glazed window to the rear. Access to eaves storage areas, radiator, door to boiler cupboard with a wall mounted gas fired boiler and door to an attic storage area. Doors then open to:



#### Bedroom 2

3.86m (12'8) x 3.12m (10'3)

With a double glazed window to the side and radiator.

#### Bedroom 3

3.86m (12'8) x 3.05m (10')

With a double glazed window to the side, built-in wardrobe cupboards and radiator.



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.

## Janlyn, Sutton St Nicholas, Herefordshire, HR1 3AU

### OUTSIDE:

The property has the benefit of a long driveway which runs to the side of the residence. Janlyn is set on an exceptional plot and to the front there is a deep lawn with heather and annual plants together with roses. A pathway runs to the front door and continues around the residence. In the front garden there is an ornamental tree (Cherry Blossom). To the side of the residence there is a further lawn with two raised borders set within a natural stone wall and there is a bed of spring bulbs and a feature variegated tree.

A pathway continues around the side to the excellent rear garden which features a lawn, stone garden area and an extensive bed of spring bulbs. Within the stone area there are ornamental trees and shrubs. There is also a further stone border with specimen trees and shrubs together with a greenhouse. At the rear the property backs onto an area featuring specimen trees. The property also has the benefit of a garden store.



### COUNCIL TAX BAND D

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.

### SERVICES

It is understood that mains electricity, gas and water services are connected to the property. It is understood that 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.

### VIEWING

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

### DIRECTIONAL NOTE

From the City of Hereford proceed north along Aylestone Hill to the outskirts of the City and then take the second exit to Sutton St Nicholas. Proceed into Sutton St Nicholas, pass the public house on the right, the primary school and then take the left hand turn. After a short distance Janlyn will be identified on the right hand side by the agents for sale board.

### FOR FURTHER INFORMATION

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

ID / Date

ID39961

## Janlyn, Sutton St Nicholas, Herefordshire, HR1 3AU

### 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 D. 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		80 C
55-68	D	58 D	
39-54	E		
21-38	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.

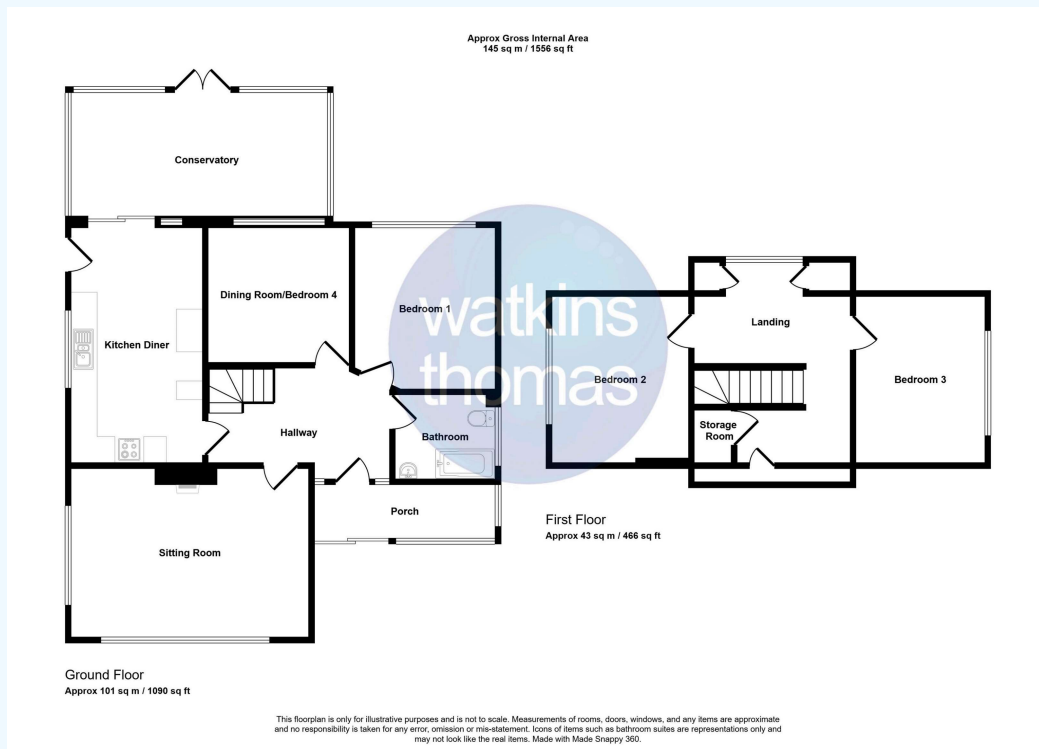
For properties in England and Wales:

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

## Janlyn, Sutton St Nicholas, Herefordshire, HR1 3AU

### 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.