

Bryn Derwen, Clehonger, Herefordshire
HR2 9TQ



Bryn Derwen, Clehonger, Herefordshire **HR2 9TQ**

A stylish and modern single-storey house with an integrated double garage. Peaceful edge of village location, three miles southwest of Hereford.

- Contemporary design with green roof, air source heat pump, solar panels and many energy-efficient features.
- 2,460 sq ft including 29' triple aspect reception room.
- Rural views. Elevated position overlooking wildflower meadow and stream.
- Lift access from double garage and utility room.
- EPC Band A - extremely energy efficient. Low running costs. Low maintenance.
- Gated off-road parking.



Tenure: Available freehold

Local authority: Herefordshire Council

Council tax band: TBC







Contemporary and beautifully designed. In a peaceful location.







Location

The historic Cathedral City of Hereford is the cultural and economic hub for the beautiful rural county of Herefordshire. It has all the facilities one would expect of an important regional centre.

Trains run from Hereford Station directly to London Paddington and Birmingham.

Services

Mains electricity and water.

Fast broadband.

Biodisc to soak away.

6 Kw solar PV.

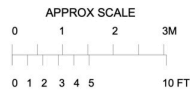
Air source heat pump - underfloor heating.

Directions

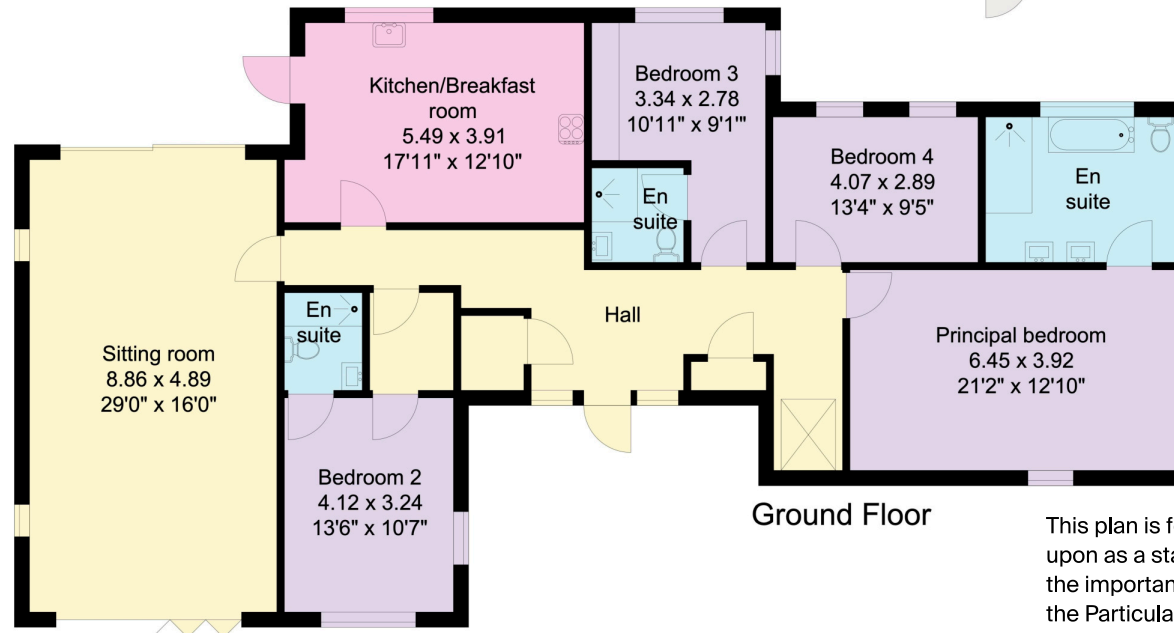
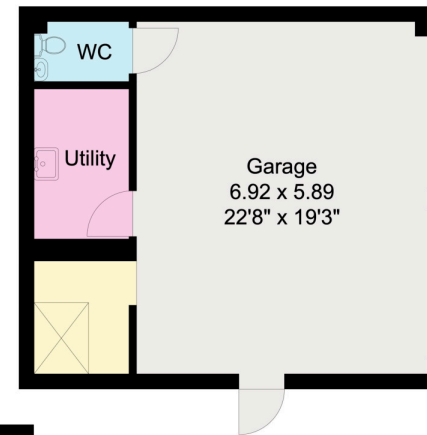
<https://w3w.co/flood.circus.film>

Post Code - HR2 9TQ





APPROXIMATE GROSS INTERNAL FLOOR AREA:
228.54 sq m (2,460.01 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Hereford & Worcester
Oak House
Bridgwater Road
Worcester WR4 9FP
knightfrank.co.uk

I would be delighted to tell you more
Charles Probert
01905 746884
charles.probert@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated September 2023. Photographs and videos dated September 2023.
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.