



# ST. WEONARDS

Guide price **£490,000**





# 6 MOUNT WAY

St. Weonards, Hereford, HR2 8NN



Three-bedroom, detached bungalow set in desirable location.  
270 Degree Panoramic Countryside Views  
Well-presented with spacious living accommodation

Nestled in a peaceful cul-de-sac, this beautifully presented bungalow offers spacious living with breathtaking Herefordshire scenery. The home features a large lounge with a cosy log burner, a modern kitchen diner, and a bright conservatory that brings the outdoors in. The master bedroom boasts an en suite and fitted wardrobes, while the elevated wrap-around garden offers 270-degree views, perfect for relaxing or entertaining. With a private driveway, garage, and tranquil surroundings, this is the ultimate countryside retreat with a contemporary touch.

St. Weonards is a peaceful village located in the picturesque Herefordshire countryside, nestled along the A466, just 10 miles south of Hereford and 7 miles west of Ross-on-Wye, and offers easy access to nearby towns and the Welsh border. The village is known for its stunning views of the surrounding hills and valleys, making it an ideal retreat for those seeking tranquillity while remaining well-connected to local amenities.

The area is rich in history, featuring landmarks such as St. Weonards Church, dating back to the 12th century, and Treago Castle, a Grade I listed medieval manor. The village also offers a tight-knit community and a range of local services, including a well-stocked shop with Post Office, a primary school, and nearby GP practices. The property is also on a bus route from Hereford to Monmouth which stops in the village.





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### KEY FEATURES

- Three-bedroom, detached bungalow.
- 270 Degree Panoramic Countryside Views
- Set in a highly desired location.
- Well presented throughout with spacious living accommodation
- Easy access to Hereford and Ross-on-Wye



# STEP INSIDE



The welcoming porch and entrance hall provide access into the living accommodation.

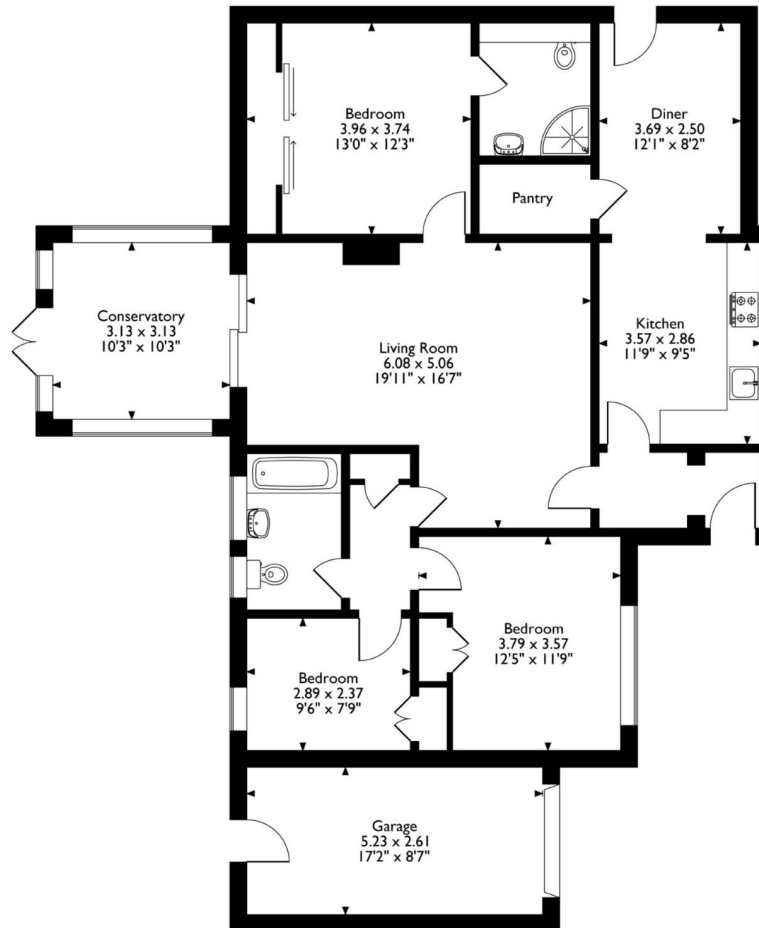
The lounge is spacious with a charming bath stone fireplace housing a log burner that creates a cosy focal point. Patio doors open to the rear, seamlessly connecting the interior to the outdoor spaces and views over surrounding landscape.

The heart of the home is the modern kitchen diner, which has been recently updated to feature a range of wall and base units, high-quality integrated appliances, and ample work surfaces. Multiple windows offer views of the front garden, ensuring this space is as light and airy as it is functional.

At the rear of the property, the conservatory is a standout feature, offering a peaceful space to unwind while enjoying uninterrupted panoramic views of the garden and countryside beyond. Constructed with a combination of brick and UPVC, this room is thoughtfully designed to bring the outdoors in, no matter the season.



Approximate Gross Internal Area  
 Main House = 117 Sq M/1259 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 131 Sq M/1410 Sq Ft



#### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The three bedrooms are well-proportioned and designed to maximise comfort. The master bedroom includes an en suite bathroom, fitted wardrobes, and a large window that frames stunning views of the surrounding fields. The second bedroom, equally spacious, also benefits from built-in storage.

The third bedroom is perfectly suited as a guest room, office, or additional living space, with its own captivating views over the rear garden.

The family bathroom is tastefully designed with modern fixtures and fittings, including a bath with an overhead shower, a wash hand basin with a vanity unit, and elegant full-height tiling.

#### ADDITIONAL INFORMATION

The property had a new Worcester Bosch boiler fitted in 2024.



# STEP OUTSIDE



As you approach the property, a private driveway leads to the garage, with a neatly maintained lawn and mature shrubbery enhancing the sense of seclusion.

The exterior of the property is just as impressive. The elevated, wrap-around garden offers stunning 270-degree views of rolling fields and lush countryside. Well landscaped, it includes a variety of mature shrubs, trees, and colourful flower beds. Multiple seating areas are thoughtfully positioned to take full advantage of the scenery, providing perfect spots for outdoor dining, entertaining, or simply relaxing in the peaceful surroundings.

Practicality is also a key feature of this home. The garage, complete with power, lighting, and an electric door, provides secure storage or parking.

## INFORMATION

Postcode: HR2 8NN

Tenure: Freehold

Tax Band: D

Heating: Gas LPG

Drainage: Mians

EPC: E







## DIRECTIONS

From Ross-on-Wye head down the A49 towards Hereford follow the road for around 2.6 miles then turn left onto the B4521 then take a slight right after 2.6 miles. Follow the road and at the cross roads turn right. Then turn right into Mount Way follow the road to the end of the cul-de-sac where you will find the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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