

Watersong 6 Villa Street, Hereford, HR2 7AY

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached property
- Five bedrooms
- Riverside location
- Boathouse with river access
- Development opportunity
- City center location

Offers Over £500,000

Watersong is a detached house which enjoys open and green views across the River Wye to the Broomy Hill Conservation Area, a boathouse with river access, and is just a short riverside walk into the city centre. There is a large garden, off-street parking, and planning permission fully in place to build a similar property alongside the existing house if this is desired by the new owner at any time in the future. With five spacious bedrooms and three bathrooms, this home is ideal for families as well as providing extra space for guests and a home office. Built in 1991, the property has been recently updated throughout, ensuring a fresh and inviting atmosphere for its new owners. The well-appointed rooms provide ample space for entertaining and relaxation, making it easy to host gatherings with friends and family both inside and outside the property.

Location

The property is situated on the picturesque banks of the River Wye, offering a scenic and tranquil setting. The surrounding area benefits from a range of local amenities, while the city of Hereford provides a comprehensive selection of shopping, leisure, and recreational facilities. Additionally, Hereford boasts a variety of educational institutions and excellent transport links, including both bus and railway stations.

Development opportunity

An exciting development opportunity exists on the plot adjacent to the property (and currently held under a separate title deed) that remains from the original approved scheme for six houses of which only five were built. A Certificate of Lawful Development is in place which grants Full Planning Permission 'in perpetuity' for the construction of a dwelling, specifically as House Type C (similar to Watersong) from the original approved application HC8705879F. This certification gives the green light for the construction of a new home on the adjacent land, offering significant potential for future development. Further details on this development opportunity can be accessed through the Herefordshire Planning Portal. The relevant planning application number for reference is P240635/V. Interested parties are encouraged to visit the portal for full documentation and additional information.

Accommodation

The well presented accommodation comprises: Living room, kitchen, dining room, utility, WC, five double bedrooms, two en-suites and a family bathroom.

Lower floor

The lower floor is accessed from the main entrance by descending a flight of stairs.

Living room

The living room in this property is truly exceptional—designed to offer both comfort and awe-inspiring views. Generously proportioned, the space provides ample room for both relaxation and entertaining, while its standout feature is the stunning outlook onto the river. Large windows and glass doors flood the room with natural light and frame the ever-changing water views like living artwork. Step outside onto the adjoining balcony, where you can take in the sights and sounds of the surroundings—from peaceful river reflections to the vibrant activity of the local area—making this living space not just functional, but an experience in itself.

Kitchen

The kitchen is stylishly fitted with a comprehensive range of matching wall and base units, offering ample storage and a cohesive, modern look. A stainless steel sink drainer unit is fitted along with cooking facilities which include, a sleek gas hob paired with an integrated electric oven, both seamlessly built into the cabinetry. Further integrated appliances include a convenient dishwasher and a fridge freezer, maintaining the streamlined aesthetic. The kitchen is further enhanced by dual aspect windows that provide an abundance of natural light, and a practical breakfast bar that offers additional workspace or casual dining options.

Dining room

The formal dining room is an ideal space to entertain guests due to its elegant setting and ample room. Its dual-aspect windows allow natural light to flood in, creating a bright and inviting atmosphere. The generous floor space accommodates a large dining table and leaves room for additional furniture such as a sideboard or drinks cabinet, enhancing both style and functionality.

Utility

The utility is a highly practical space with direct access to the outside, making it ideal for laundry and household tasks. It features fitted units providing ample storage, a sink with drainer for convenience, and dedicated space for white goods such as a washing machine and dryer. Additional storage is available via an understairs cupboard, maximizing functionality.


Make it so






Oxford

WC
The WC is located off the main hall, It is fitted with a low-level WC and a wash hand basin is also installed with wall-mounted compact vanity unit.

First floor
The main entrance to the property is located on the first floor, providing direct access to both the lower ground floor and the second floor.

Bedroom 1 & En-Suite
Bedroom one is a generously sized double bedroom featuring elegant sliding patio doors that open onto a Juliet balcony. This design not only enhances the sense of space and light but also provides breathtaking, uninterrupted views across the river, making it a truly tranquil retreat. The en-suite bathroom is well-appointed with a stylish bathtub with shower over, ideal for unwinding after a long day. It also includes a low-level WC and a modern wash hand basin, combining functionality with comfort in a neatly arranged space.

Bedroom 2 & En-Suite
Bedroom two is a well-proportioned double bedroom, enhanced by dual-aspect windows that allow natural light to flood the space throughout the day, creating a bright and airy atmosphere. This inviting room also benefits from direct access to a private en-suite shower room, which is tastefully fitted with a modern shower cubicle, low-level WC, and wash hand basin, offering both comfort and convenience.

Bedroom 3
Bedroom three is a spacious double bedroom, but it offers flexibility for other uses if needed. The room can easily be adapted to serve as an office, study, or playroom, making it versatile to suit different needs.

Bathroom
The spacious bathroom is equipped with a four-piece suite that includes a walk-in shower cubicle, a bathtub, a low-level WC, and a wash hand basin. The walk-in shower features a modern, glass-enclosed design, while the bathtub offers a relaxing space for bathing.

Second floor
The second floor is accessed by a flight of stairs that begins at the entrance hall.





















Bedroom 4 & 5
Bedrooms four and five are both double-sized rooms, featuring two Velux windows in the roof for natural light and ventilation. Additionally, each room has a front-facing window that further enhances the brightness and provides a view of the surrounding area.

Outside, boathouse and store room
The front of the property features a spacious parking area capable of accommodating several vehicles, providing convenience and ample space for guests or residents. A driveway runs to the property, granting easy access to the store room, which is equipped with an up-and-over door, power and lighting. The garden at the front of the property is beautifully bordered by a variety of trees, flowers, and shrubs, creating a tranquil and visually appealing environment.

The main area of the garden is predominantly laid to a lush, green lawn, offering a perfect area for outdoor activities or relaxation. Steps lead down from the house to the lower garden, providing an inviting descent to a serene area that overlooks the river. The garden also offers access to the Boat House, a charming space measuring 23'10" (max) by 20'4" (max), which is fully equipped with power and lighting. The combination of the garden, river views, and the Boat House creates a serene and functional outdoor space, perfect for leisure or practical use.

Services
We understand all mains services are connected to the property.

Herefordshire Council Tax Band - E

Tenure - Freehold

Directions:
Proceed out of Hereford over Greyfriars Bridge and on reaching the roundabout take the second exit onto Belmont Road. Continue along Belmont Road taking the second turning on the right hand side into Hunderton Road. Continue to the roundabout take the second exit and immediately right onto Wallis Avenue. Follow the road to the T-junction and turn left into Villa Street where the property is located on the right hand side.

Anti Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

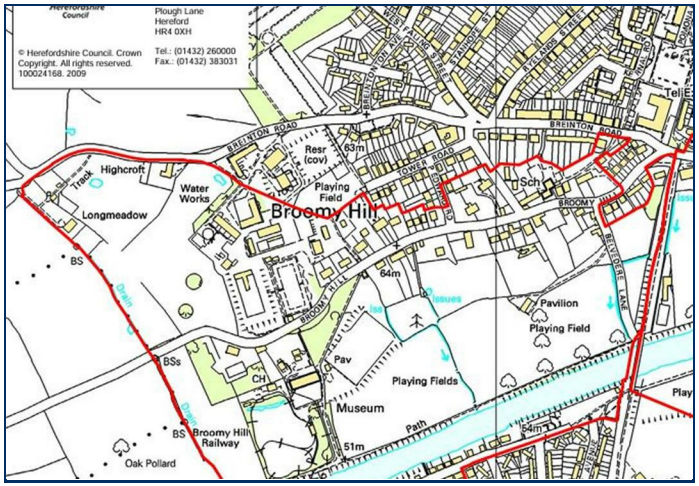


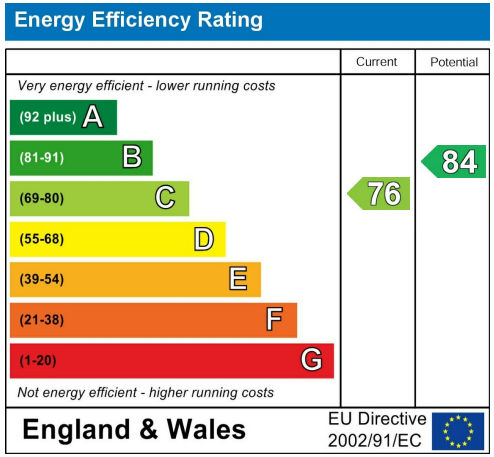


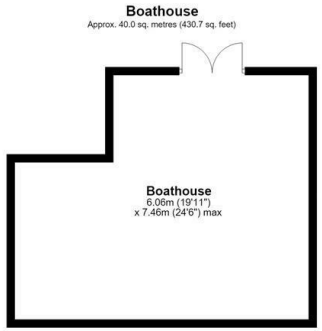


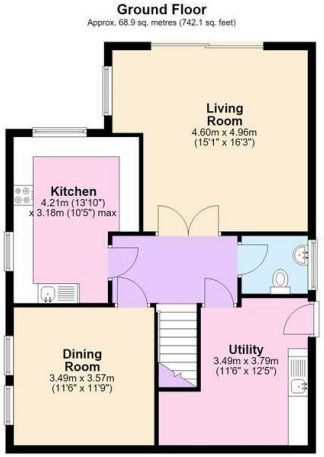




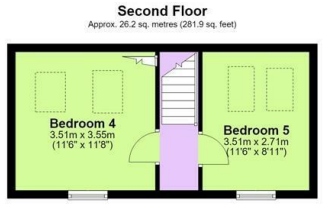












Sunderlands

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NAEA

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.