



Hillside Court

Canon Pyon, Hereford, Herefordshire

A most unique and contemporary detached property with 2 acres located in a small North Herefordshire village

An impressive architect-designed family home offering generously-proportioned, energy-efficient accommodation with underfloor heating throughout, air-source heat pump and solar panels. It maximises the stunning, far-reaching views and features quality fixtures and fittings with elegant décor throughout.



5 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



CARPORT AND DRIVEWAY



2 ACRES



FREEHOLD



RURAL



3,744 SQ FT



**GUIDE PRICE
£1,750,000**



The property

Hillside Court is a most impressive contemporary home designed by award-winning architects Ferguson Mann and built by the current owners in 2016. The house offers 3,744 sq ft of light-filled, flexible accommodation arranged over two floors. It sits magnificently, slightly raised to make the most of the 360 degrees views surrounding it. The mixture of painted larch, brick work and extensive glazing make Hillside Court a 'stand out' property and quite unique for Herefordshire. The property features generously proportioned rooms, energy-efficient modern amenities, contemporary sanitaryware and large glazing to take maximum advantage of the stunning views.

The accommodation flows from the main entrance into a reception/dining hall with full-height glazing incorporating sliding-doors to a covered veranda and the large south-facing terrace.

A dual aspect drawing-room has full-height glazing, a Stuv Micromega wood-burner and double doors to a smaller snug-room. A neighbouring split-level inner hall has useful storage and a cloakroom with WC. It opens to a large fully-equipped office and outside to an open-sided BBQ/entertainment area.

On the other side of the central hall, double doors open to a dual-aspect kitchen/breakfast room. The kitchen is bespoke Neptune and comprises wall and base units, modern integrated Miele appliances and an inter-connecting fitted utility room leading to an en suite shower room and WC. An outside door gives access to the rear courtyard. The kitchen/diner also benefits from full-height glazing making the most of the stunning views beyond the garden with space for a table for more informal meals.

Stairs rise from the dining hall to a spacious first floor landing with full-height glazing incorporating sliding-doors to a covered viewing verandah.





The vaulted double-height principal bedroom has large windows, a fitted dressing area and an en-suite bathroom with twin sinks, bidet, freestanding bath and separate shower.

The bedroom-wing houses a family bathroom with freestanding bath and a further three remaining double bedrooms. The larger, south-facing bedroom offers full-height glazing, fitted storage and an en-suite bathroom.

Outside

The property is approached through electric gates over a sweeping gravelled driveway providing generous private parking and access to an attached range of outbuildings. These include a triple carport, garden store and access to the vaulted open-sided BBQ/entertainment area. A large decked terrace provides outdoor seating and a hot tub area. A large storeroom/gym sits off the BBQ dining area.

Heating and hot water for the property are provided by a Stiebel Eltron air-source heat pump supplemented by a 4Kw array of solar panels. Drainage is by means of a Klargest treatment-plant.

The property is protected by security lighting, security cameras and a fully-integrated fire-alarm system.

The well-maintained garden surrounding the property is laid mainly to areas of lawn interspersed with specimen trees and mature planting, bordered by low-level hedging.

It features numerous seating areas, an extensive and productive vegetable garden with raised beds, greenhouse and a spacious covered verandah and paved terrace incorporating a modern sunken pond with water feature. The whole is ideal for entertaining and al fresco dining and offers panoramic views over the surrounding rolling Herefordshire countryside.





Location

Named after nearby Pyon Hill, Canon Pyon is a scattered village with a church, village hall, shop, Post Office, pub and primary school. The village is surrounded by stunning rolling countryside and sits near to The Herefordshire Golf Club. The cathedral city of Hereford to the south and market town of Leominster to the north both offer more extensive independent and high street shopping, supermarkets (including Hereford's Waitrose), service, leisure and recreational amenities.

Transportation links are excellent: the A4110 from the village links to the A44 (Oxford-Aberystwyth road) and A49 (Ross-on-Wye-M6/M61/M65 road), giving access to major regional centres in both England and Wales, and Hereford station (7.7 miles) offers regular services to major regional centres including Worcester, Birmingham, Newport (South Wales) and onward links to London.



Distances

- Hereford 7.8 miles
- Leominster 10.5 miles
- Ross-on-Wye 21.6 miles
- Ledbury 25.7 miles

Nearby Stations

- Hereford

Nearby Schools

- Hereford Cathedral
- Lucton
- Moor Park

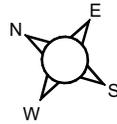
Key Locations

- Hereford Cathedral and Mappa Mundi
- The Black and White House Museum
- Hereford Museum and Art Gallery
- Waterworks Museum
- The Weir Garden

- St John Medieval Museum and Coningsby Hospital
- Croft Castle and Parkland
- Berrington Hall
- Brockhampton Estate
- Goodrich Castle
- Time Machine Museum
- Kinnersley Castle
- Ledbury and Eastnor Castle
- Hay Castle, Hay-on-Wye







The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8659154/SS

Floorplans

Main House internal area 3,744 sq ft (348 sq m)
Carport internal area 650 sq ft (60 sq m)
Storage & Gym internal area 567 sq ft (53 sq m)
For identification purposes only.

Directions

HR4 8PD

what3words: ///guides.bends.ethic - brings you to the driveway.

General

Local Authority: Herefordshire Council
Services: Underfloor heating throughout, air-source heat pump, solar panels, Klargester. Mains electric and water.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Other items such as light fittings, garden ornaments etc may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Herefordshire & Worcestershire

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01432 598160

herefordshire@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2025. Particulars prepared Oct 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited