

The Old Coach House

Withington, Hereford, Herefordshire, HR1 3QE



The Old Coach House

Characterful Three Bedroom Period House with Potential Annexe. Large Partially Walled Garden with Feature Wall, Established Planting & Mature Trees. Delightful Courtyard & Covered Terrace for Outdoor Entertaining. Over 2.000 sq ft of Living Space with Generous Reception Rooms & Bright Centrally Located Kitchen, all Impeccably Presented with Period Features Throughout. Situated in a Central Village Position with Easy Access to Hereford

THE PROPERTY

- Bright & Spacious Kitchen Centrally Positioned Giving Access to Reception Rooms either side with Fully Fitted Units,
 Double Belfast Sink & Electric Range Cooker. Feature Stone Wall, Glazed Roof & French Doors to Courtyard
- Large Double Aspect Sitting/Dining Room with Original Features including Stone Wall, Attractive Beams & Original Wooden Manger & Hayracks
- Snug/Study with Feature Beams & Brick Wall
- Entrance Hall with Downstairs Cloakroom
- Impressive Living Room with Feature Beams, Solid Wood Floor & Stone Walls, French Doors to Terrace & Garden
- Large Triple Aspect Versatile Studio with Kitchenette, Feature Windows & Stable Door to Terrace & Garden
- Downstairs Shower Room with Unique Round Wall
- Large Double Aspect Mezzanine with Double Bedroom & Study Area
- Double Aspect Main Bedroom
- Second Double Bedroom
- Large Family Shower Room

THE OUTSIDE

- Attractive South Facing Courtyard
- Large Well Maintained Partially Walled Garden
- Covered Terrace Perfect for Outdoor Dining
- Feature Wall
- Garden Sheds
- Private Driveway Offering Plenty of Parking



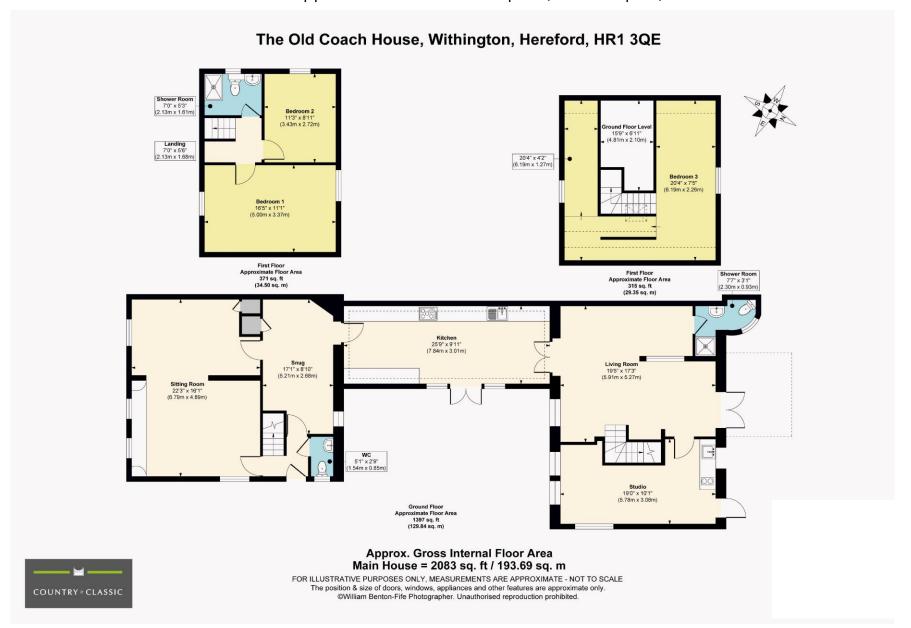






FLOOR PLANS

Total Approx. Floor Area 2083 Sq. Ft. (193.69 Sq. M.)



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THE SITUATION

- Quiet Position Within the Old Part of the Village of Withington
- 4.5 Miles to Hereford, with Mainline Station & Local Amenities
- 12 Miles to Ledbury
- 22 Miles to Worcester
- 17 Miles to M50 Junction 2

PRACTICALITIES

- Council Tax Band D Herefordshire District Council
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating
- Newly Installed Double Glazed Windows
- Full Fibre Broadband

DIRECTIONS

HR1 3QE What 3 Words ditching.already.backed From Hereford take the A465 towards Bromyard & Worcester, at the Junction with A4103 (Roman Road) turn right towards Worcester. Continue on A4103 for 2.5 miles. Turn left signed to Withington. Follow the road through the village for 0.5 miles & turn left at the staggered cross road & immediately right at the war memorial. The property is on the left hand side opposite the church with parking at the property or in the church car park

VIEWING ARRANGEMENTS

Strictly by appointment with the agents



Tel: 01531 888388 or 07879 630396 Email: enquiries@countryandclassic.co.uk















