



The Old Coach House

Withington, Hereford, Herefordshire, HR1 3QE



COUNTRY & CLASSIC

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.)

The Old Coach House, Withington, Hereford, HR1 3QE



COUNTRY & CLASSIC

Approx. Gross Internal Floor Area
Main House = 2083 sq. ft / 193.69 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





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


COUNTRY
&
CLASSIC

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



