



# LITTLE BIRCH

Guide price **£600,000**





# ORCHARD GREEN

Little Birch, Hereford, Herefordshire HR2 8BD



Four bedrooms, two bathroom bungalow  
Plot measuring approx 3/4 Acre  
Separate steel barn

Constructed in 1993, Orchard Green is an elegantly extended bungalow boasting four bedrooms and two bathrooms, presenting an inviting opportunity for immediate occupancy while allowing for future development plans, should you desire.

The existing living space offers flexibility for either single-family or multi-generational living arrangements. The property benefits from ample off road parking, ideal for car enthusiasts, with a detached steel barn adding to this properties conveniences.

Situated in an East to West orientation, the property affords sweeping views of Symonds Yat and Sugarloaf to the South and West, capturing sunlight year-round, even during the winter months.

The property is located in Little Birch, which is a hamlet and civil parish in Herefordshire, England. It is approximately 5 miles south from the city and county town of Hereford and 7 miles north-west from the market town of Ross-on-Wye.





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### KEY FEATURES

- Extended four bedroom detached bungalow
- Off road parking for 15+ Vehicles
- Detached steel barn
- Generous plot approx 3/4 Acre
- Sought after rural village location
- Panoramic views over surrounding countryside





# STEP INSIDE



The property comprises entrance hallway, lounge, dining room, kitchen/breakfast room, four bedrooms, with two bathrooms.

Stepping into the living Room, which is very light and airy with french doors leading to the garden. The lounge features a gorgeous wood burning stove, ideal for those colder nights, with a custom oak mantle, sourced from a historic local cruck barn. The lounge enjoys breathtaking panoramic views in every direction.

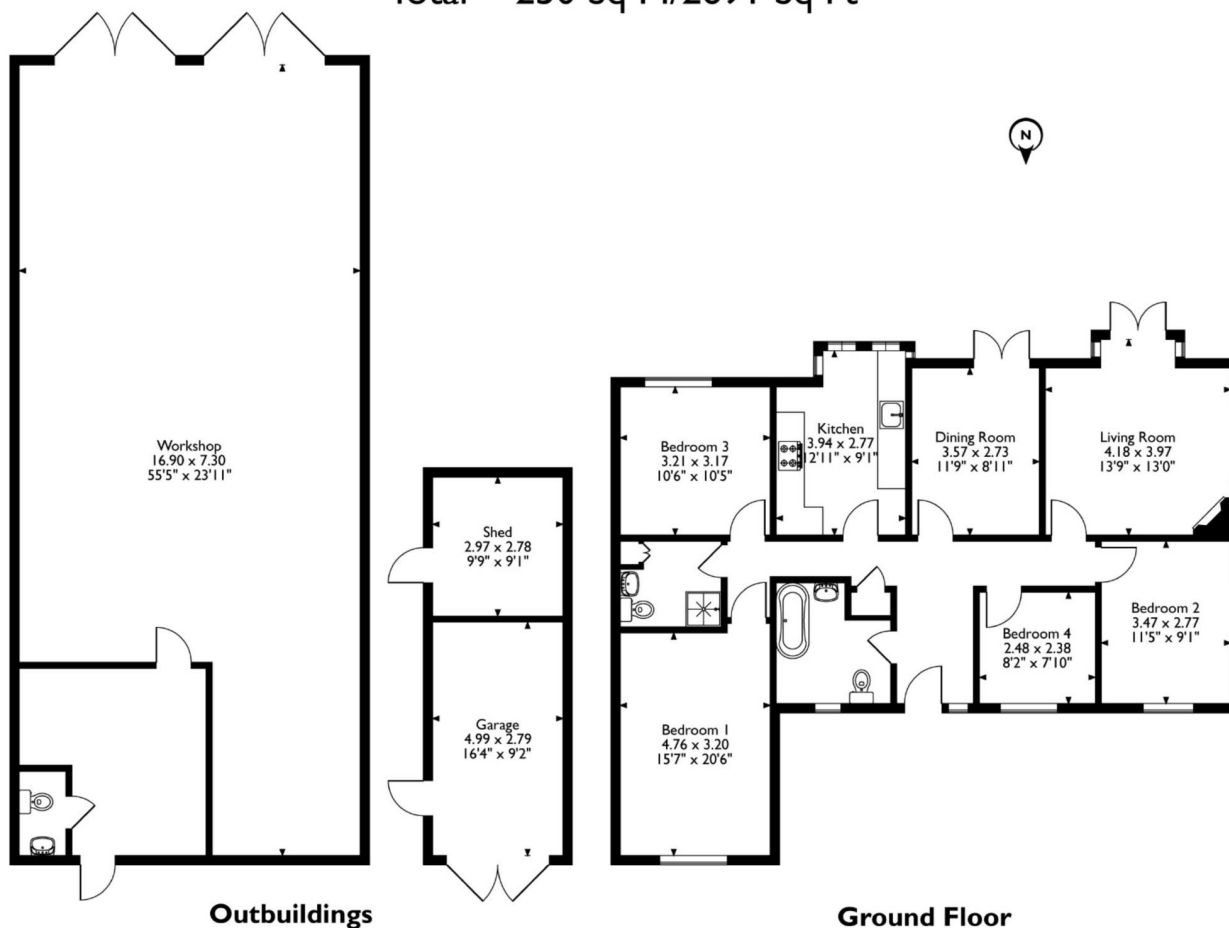
Being positioned adjacent to the lounge and kitchen, the dining room is spacious, offering a huge sense of light and space which streams in from the French doors, which again lead to the gardens.

The kitchen area is well equipped with a range of fitted wall, base and drawer units, being designed around all the main appliances including the 900mm dual fuel cooker, adorned by solid beech worktops, with a breakfast bar with stools underneath facing south.

The entrance hallway also leads to four bedrooms and two bathrooms, the principal bedroom has solid red-pine flooring, with ample space for wardrobes, facing the front aspect.

AGENTS NOTE: There is historic approved planning permission for a single storey extension plus conservatory.

Approximate Gross Internal Area  
 Main House = 104 Sq M/1119 Sq Ft  
 Garage/Outbuildings = 146 Sq M/1572 Sq Ft  
 Total = 250 Sq M/2691 Sq Ft



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 second bedroom is light and airy, being a double room and benefitting from dual aspect windows, taking in the views and sunsets.

Bedroom three is a double room, enjoying rear south facing views over the gardens and being well equipped with multiple high-level light sources.

The fourth bedroom is a good-sized single room, that has been used previously as a play room/office/study. This room faces the front aspect.

The family bathroom is a white suite fitted with a luxury spa bath, wash hand basin, w.c, with splashbacks, there is plumbing in the family bathroom for a tumble dryer.

Being located next to the principal bedroom and bedroom three, a level access wet-room, being fully tiled and having a w.c, wash hand basin and mains shower. There is also a built-in airing cupboard in this room.

The property has been adapted and designed to provide a self-contained annex-style/flexible living accommodation. This makes this property highly versatile.



# STEP OUTSIDE



The property is situated on a plot approx 3/4 acre benefitting from ample off road parking for over 15 + vehicles, a steel barn which is insulated and wrap around gardens. The parking is provided in form of two separate driveways, one driveway to the front of the bungalow which leads to a single detached timber garage, with power and lighting. The other parking area adjacent to the property, being directly in front of the steel barn. The barn is well equipped with power points, has double doors given access, and is ideal for car enthusiasts/one with a classic car collection. The barn has a four-post vehicle lift, its personal office to the rear, with a separate w.c. The barn is insulated (including the roof) and features 100amp 240v power, by separate negotiation a 4-post vehicle lift and ride on mower could also be included in the sale. There is masses of potential with this barn, to develop further (subject to the necessary planning permission).

The south facing garden is mainly laid to lawn and has been designed with ease of maintenance, enabling the owners to enjoy the view and, often, glorious sunsets as well as black skies from two decked areas. There are a variety of highly productive apple, plum and damson trees in the lower part of the garden, which have provided fruit for jam and baking over the last 16 years.

## INFORMATION

Postcode: HR2 8BD  
 Tenure: Freehold  
 Tax Band: D  
 Heating: Oil  
 Drainage: Private  
 EPC: D







## DIRECTIONS

From Ross-on-Wye proceed towards Wilton, taking the second exit towards the A49 signposted Hereford. Continue on this road or approximately 7 miles, turning right opposite Much Birch Church towards Little Birch. After a mile, turn right towards Wrigglebrook Pitch, and immediately right on to Mesne Lane. After 0.5 miles, turn left onto New Road, continue for 0.25 mile turning right on to Crows Nest Lane (between "No Through Road" and "Unsuitable for HGV" road signs), continue to the top of this lane where Orchard Green can be found on the right.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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