



THE COTTAGE  
Much Birch HR2 8HY



Forming part of an exclusive development a delightful, stone barn conversion set in enclosed gardens with an additional small orchard conveniently located for both the Cathedral city of Hereford and the market town of Ross on Wye.

**Guide Price £445,000**

#### **Situation and Description**

The property is very conveniently located between the Cathedral city of Hereford and the market town of Ross on Wye, the latter offering excellent road links via the M50 motorway. Both Hereford and Ross provide an excellent range of facilities including a main line train station at Hereford. Much Birch benefits from an hourly bus service to both Hereford and Ross on Wye. The reputable Steiner Academy at Much Dewchurch is situated only a few miles away. There are a number of footpaths and byways for walking on the doorstep together with public access to Duchy woodland. The village of Much Birch includes a Doctors Surgery and Pharmacy, village school, village pub, parish church, community hall and The Pilgrim Hotel. A diverse range of clubs and societies meet in the locality for example, bridge, 'Flicks in the Sticks' and a monthly community café, a gardening club, Pilates, to name but a few. A local shop can be found in the nearby village of Wormelow, a garage and the well-known interiors store 'Simply Stunning' and its café.

The Cottage was part of an exclusive development by Perfection Homes; and was converted in 2012 along with the Farmhouse and other buildings. It now forms part of a gated development and is approached via a long drive and offers very comfortable two bedroom living accommodation which retains plenty of character whilst benefiting from an air source heat pump, under floor heating, double glazing, enclosed and private gardens around the house and an open fronted double garage. A short distance away from the property is a small orchard with a variety of fruit trees which includes a small but productive vineyard.

From the driveway the property is approached by a gravel path and then by its own gated entrance into the gardens, as stable door then leads into a very comfortable cosy living room with engineered oak flooring, windows to rear, freestanding wood burner at one end, wall lights, under stairs storage cupboard and door to cloakroom. Glazed double doors then lead into a well-appointed kitchen/breakfast room with slate tiled floor, wooden working surfaces, a range of fitted cupboards, built in dishwasher, single drainer sink and glazed door to covered porch and useful utility, space for plumbing for washing machine and tumble dryer, working surfaces, central heated boiler, radiator and drying rail. From the living room an oak staircase leads up to a half landing with fitted carpet, built in airing cupboard with slatted shelving, exposed timbering and staircases at either end that lead up to two double bedrooms both with their own individual character as well as fitted wardrobes, roof lights and exposed timbering. The two bedrooms are then supported by a good-sized bathroom which includes a deep filled bath, with shower mixer over, separate shower cubicle, wash hand basin and WC.

#### **Outside**

The property is well enclosed on all sides with an attractive garden area to the front which is laid to lawn with a pathway leading to the front door. There are various trees and shrubs such as silver birch, lilac, ornamental pear, holly, buddleia, viburnum, hydrangeas, wisteria, Virginia creeper and floral borders with lavender, a number of David Austin roses and so on. The path also leads to the rear courtyard gardens which are stoned and paved for easy use with decorative borders, exterior lighting, and a cold tap.

The Cottage is approached from the main road by a gated entrance, a long driveway which leads down to a parking and turning area with visitor parking and a garage block which includes an open front double garage with concrete floor, power points and lighting providing excellent covered space and measuring 19' x 17'.

The driveway also passes a private orchard owned by The Cottage which is a delightful addition to this lovely property and is well stocked with a variety of fruit trees including apple, quince, pear, crab apple and some soft fruit. At one end there is a small vineyard which has fifty vines, and we understand from the owner last season produced over one hundred and fifty bottles of rose wine.

#### **Services and considerations**

Mains electricity, mains water, shared private drainage system, air to water heat pump system with underfloor heating and 2 additional radiators. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. **Rights of Way** All prospective purchasers are advised to clarify matters relating to rights of way with their Solicitor. Council Tax Band: D. EPC C 74/89.

#### **Prospective purchasers:**

Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

#### **Covenants**

- a) *The property cannot be used for the purpose of trade or business.*
- b) *The property must be used only as a single dwelling house occupied by one family.*
- c) *No activity may be undertaken likely to cause nuisance or annoyance to neighbours.*
- d) *No alternations or additions to the property may be carried out without consent (such covenants however may well be unenforceable depending on the circumstances)*
- e) *If there are any communal facilities you may be called upon to make a contribution towards the maintenance and repair thereof.*
- f) *No animals may be kept at the property other than domestic pets.*
- g) *No caravan, boat or commercial vehicles may be kept at the property.*



Well appointed kitchen/breakfast room with useful utility





Very comfortable living room





Two double bedrooms both with fitted wardrobes





Good sized bathroom





**Directions** ///solved.nuggets.magazines - HR2 8HY

From Hereford take the A49 towards Ross on Wye in a southerly direction and proceed for approximately 6 miles to the village of Much Birch, after passing the Axe and Cleaver Public House, the garage and several properties on the right-hand side the attractive gated entrance to Newcroft Farm Court is found just before the national speed limit sign.

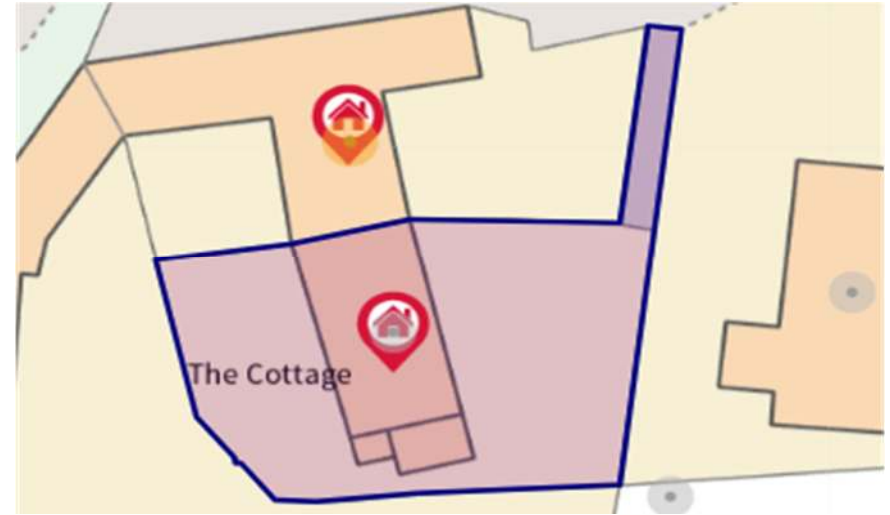
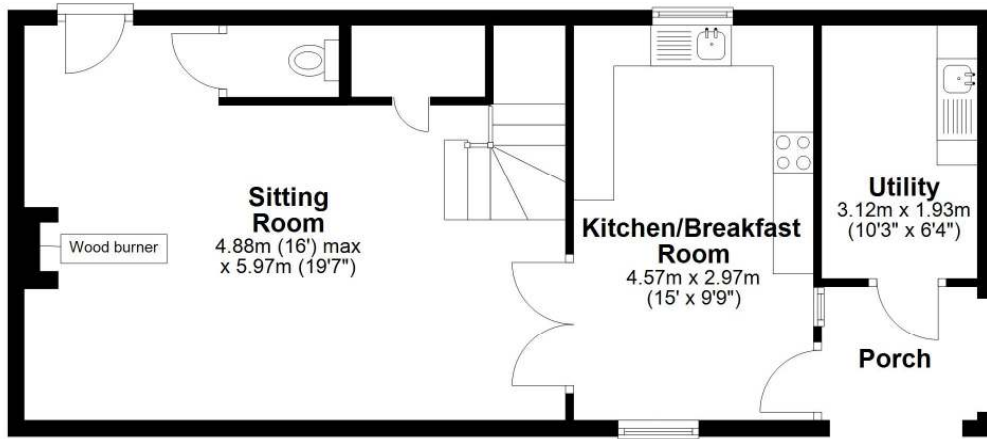






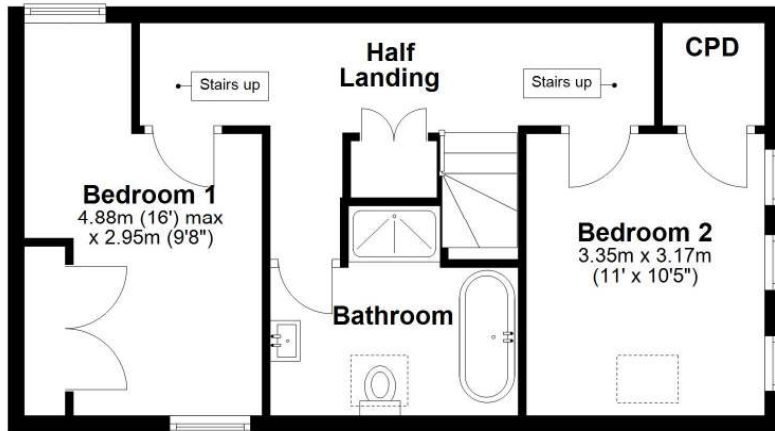
### Ground Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



Total area: approx. 95.2 sq. metres (1024.9 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

Small  
shepherds hut  
useful as a  
playhouse /  
office or for  
extra storage



# Brookes Bliss

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