

Wisteria Cottage Old Grove, Westhide, Hereford, HR1 3RL  
Guide price £875,000



Character & Country

PROPERTY SPECIALISTS



# Wisteria Cottage Old Grove, Westhide, Hereford, HR1 3RL

Guide price £875,000

Council Tax Band: F

*Quietly situated within the scattered hamlet of Old Grove, Westhide, a spacious five/six bedroom family house with its origins in the 18th century.*

## SITUATION AND DESCRIPTION

Wisteria Cottage dates back to the late 18th century with extensions over the last 100 years to provide what is now a very substantial character family home. It offers extremely versatile accommodation with scope to reconfigure and extend the accommodation subject to obtaining any necessary consents. One end of the property was previously an annexe offering independent living hence could easily be reverted for those looking for a property suitable for multi generational living or looking for an annexe for holiday accommodation or maybe elderly or dependent relative, home office, studio or similar.

It is peacefully located in the heart of beautiful rural Herefordshire countryside, yet is just a few minutes drive to local amenities in Withington or Newtown Cross garage and shop at Lower Eggleton. It is within 10 minutes of the city of hereford offering a wide range of services and amenities, including medical, recreational, educational and shopping facilities and main line railways stations with regular services to Newport/Cardiff, Wales, London and Birmingham.

The M5/M50 is available at Ledbury or Worcester approximately 25 minutes drive, with the wider motorway network offering excellent national communication.

The property has mains gas fired central heating and is mostly double glazed. Offered in good condition, well presented and maintained, the cottage comprises in more details:-

## ENTRANCE PORCH

Hardwood front door with glazed inset, small loft access, door to utility and step down to

## INNER HALL

With single panelled radiator, step up and archway to Inner

## LOBBY

With tiled floor and coat hooks. Loft access point. Door off to

## WC

With low level WC, pedestal wash hand basin, single panelled radiator, obscure glazed window to side elevation. Tiled floor.

Glazed door from the lobby to

## KITCHEN

Comprehensively fitted Kitchen fitted with handmade Oak wall and base units with a granite work surface, freestanding Aga Masterchef dual fuel and hob. Integrated fridge, freezer and dishwasher, double bowl ceramic Belfast style sink unit with mixer tap over, windows and French doors to front elevation, tiled floor, radiator, recessed ceiling spot lighting, tiled surrounds, step up

## BREAKFAST AREA

With wood parquet floor, window to front elevation, radiator, door off to

## HOBBY ROOM

With French doors to garden, double panelled radiator, useful storage cupboard, wall light points.

From the kitchen latch door to

## DINING ROOM

With double panelled radiators, two windows to rear elevation, glazed stable door to gardens, exposed ceiling timbers, wall light points, stairs to first floor, understairs storage cupboard and door to

## SNUG

Wall light points, exposed ceiling timbers, two windows to rear elevation, wood burning stove.

From the dining room, steps down to

## FAMILY ROOM/SITTING ROOM

With glazed French doors and side doors to rear gardens, fireplace with tiled inset and wood surround, exposed ceiling timbering, double panelled radiator, door to inner hall, obscure glazed French doors to

## GARDEN ROOM

With step up and wood parquet floor, two double panelled radiators, curved glazed windows, doors off to garage and

## UTILITY ROOM.

With door off to front entrance porch, single panelled radiator, window to front elevation, fitted with a range of pine wall and base units incorporating Belfast sink with mixer tap over, ceiling spot lighting, space and plumbing for automatic washing machine and tumble drier, tiled floor.

From the dining room stairs lead up to the

## FIRST FLOOR LANDING

With window to rear elevation overlooking the gardens, single panelled radiator and doors off to

## BEDROOM

With single panelled radiator, cupboard, two window to rear elevation, cast iron fireplace.

## SINGLE BEDROOM

With exposed wood floor, double panelled radiator, window to rear elevation overlooking gardens

## WALK THROUGH INNER HALL/STUDY

With window to front elevation, double panelled radiator, step up to

## INNER LOBBY

With loft access point and doors off to

## BATHROOM

With engineered oak floor, roll top ball and claw foot bath with telephone style taps, low level WC, pedestal wash hand basin, obscure glazed window to front elevation, double panelled radiator.

## BEDROOM

With windows to front and side elevations, double panelled radiator.

From the Inner Lobby, door off to

## SHOWER ROOM

With curved shower screen, pedestal wash hand basin, low level WC, obscure glazed window to front elevation, storage cupboard.

From the main landing, step up to

## INNER LANDING

With to the left, door to

## MASTER BEDROOM

With window enjoying views over the garden and countryside beyond, double panelled radiator, step up to

## ENSUITE BATHROOM

With roll top ball and claw foot bath, telephone style taps over, radiator and towel rail, pedestal wash hand basin, low level WC, shower with curved shower screen, obscure glazed window, small loft access point, tiled floor

## BEDROOM

Overlooking the rear garden with two windows to rear elevation, double panelled radiator.

From the Inner Landing stairs up to

## OFFICE/OCCASIONAL BEDROOM

With radiator, access to under eaves storage, windows to front and side elevations overlooking the gardens.

## OUTSIDE

Adjoining is a very useful

## GARDEN STORE

Incorporating log storage, concreted floor. Separate WC, external cold water tap. This building is part of and situated to the rear of the attached double garage. Subject to any necessary consents, this building could have annexe or potential for conversion to additional living/work space accommodation if required

## GARDEN AND GROUNDS

The very large and extremely private lawned gardens form a very special feature to Wisteria Cottage and are surrounded by mature conifer hedging and





fencing with numerous mature trees, circular floral borders and feature lighting. The rose arbour and seating area provide a lovely quiet spot to read a book or for quiet contemplation. There is a patio area with direct access from all principle reception rooms creating a lovely entertaining space. The gardens are planted with an array of shrubs and plants for seasonal colour including rhododendron, pampas, large apple tree, lilac, honeysuckle, attractive beds and borders with many perennial flowering plants and rose archway.

There is an additional gated direct roadside access (subject to any necessary consents it may be possible to utilise this as the main access to the property) and concealed garden waste/compost area.

Gated pathways continue around to the front of the property.

To the front is a gated extensive brick paver driveway providing parking for approximately six vehicles, with a variety of mature trees and hedge surround. Access to the

**DOUBLE GARAGE**

With electronically operated up and over door, power and light, storage, electric car charging point.

**SERVICES**

Mains electricity, water and gas. Private drainage via septic tank.

**LOCAL AUTHORITY**

The Herefordshire Council  
Council Tax Band F

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



# Wisteria Cottage, Westhide, Hereford, HR1

Approximate Area = 2763 sq ft / 256.7 sq m  
 Limited Use Area(s) = 73 sq ft / 6.8 sq m  
 Garage = 321 sq ft / 29.8 sq m  
 Outbuilding = 154 sq ft / 14.3 sq m  
 Total = 3311 sq ft / 307.6 sq m

For identification only - Not to scale



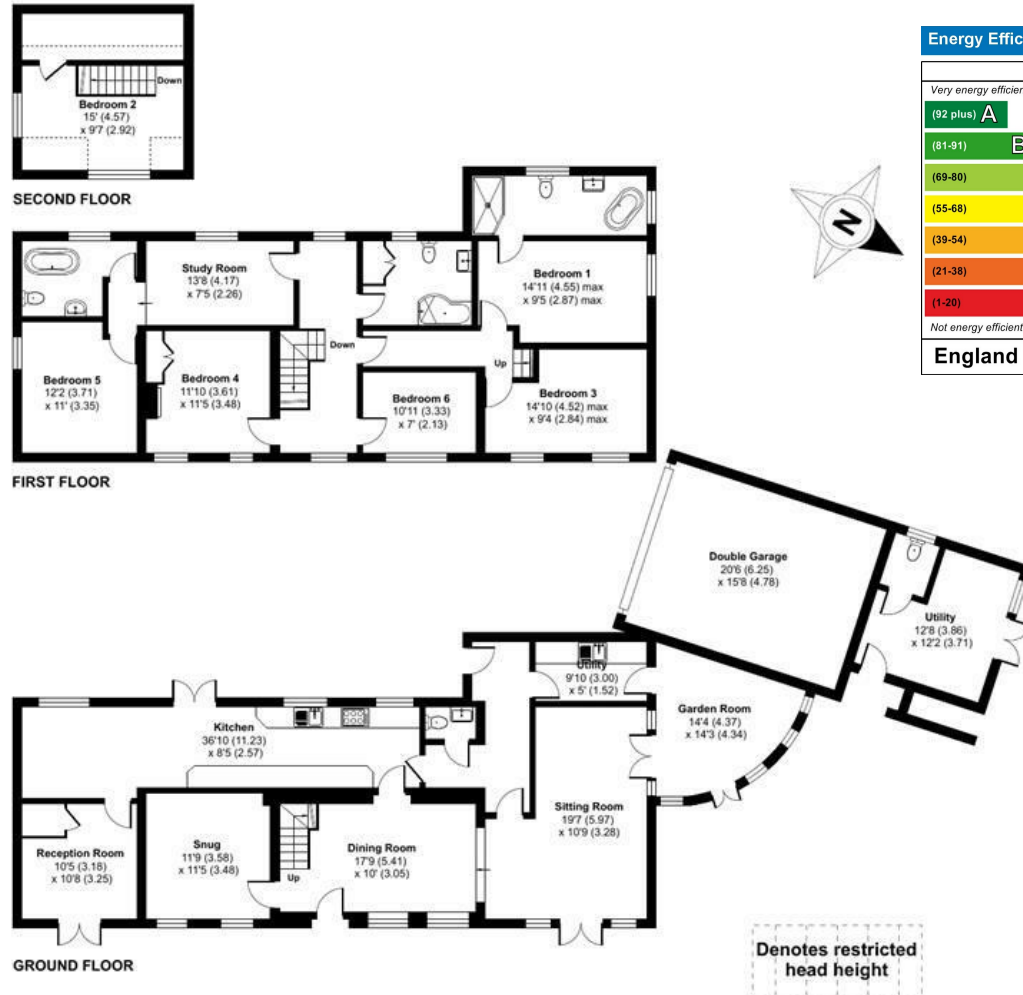
## Character & Country

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- APPROXIMATELY 5.5 MILES NORTH EAST OF HEREFORD, CLOSE TO AMENITIES IN WITHINGTON AND LOWER EGLETON
- LARGE PRIVATE LAWNED GARDENS INTERSPERSED WITH MATURE TREES, HEDGE SURROUND, BEDS AND BORDERS
- ELECTRIC CAR CHARGING POINT, DOUBLE GARAGE AND PARKING FOR MULTIPLE VEHICLES
- VERSATILE ACCOMMODATION OF FIVE/SIX BEDROOMS AND FIVE RECEPTION ROOMS.
- KITCHEN/BREAKFAST ROOM, UTILITY, HOBBY ROOM/STUDY, FOUR RECEPTION ROOMS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Character & Country. REF: 1153622