



Dobbin Cottage, Little Birch, Herefordshire HR2 8BD



Sunderlands

Residential Rural Commercial



**Dobbin Cottage
Little Birch
Herefordshire
HR2 8BD**

Summary of features

- Semi detached stone cottage
- Delightful rural location away from main roads
- In needs of total renovation
- Good size gardens

Guide Price: £180,000

Description:

A stone built semi-detached cottage set in a tucked away location away from main roads. The cottage is in need of total renovation but has lots of potential to create a family home. The property has character and briefly comprises sitting room, kitchen, lobby, cloakroom and to the first floor three bedrooms and bathroom. The gardens are overgrown but are of good size with an area for parking.

Situation:

Little Birch is a much-favoured area of the county being approximately 7 miles south of Hereford city and also well-placed for access to Ross on Wye, Monmouth and the A40/M50 road network. There is a pub, church and many lovely walks around the surrounding area along footpaths and green lanes.

The accommodation in more detail as follows: -

Accommodation:

Front Door

Leading to -

Sitting Room

With brick open fireplace with tiled hearth, exposed oak beams, three windows.

Kitchen

Very basic, currently comprising stainless steel single drainer sink unit, cupboards, understairs cupboard, window.

Lobby

Door to outside

Cloakroom

WC low-flush suite and sink, window.

Stairs lead up from the lobby to -

First Floor Landing

Bedroom 1

Having windows with views, cupboards, exposed beams

Bedroom 2

Having two windows, views, exposed beams.

Bathroom

Comprising bath, pedestal wash hand basin, window.

Bedroom 3

Window

Outside:

A gate leads to a parking area to the side of the property. The gardens are of a good size albeit very overgrown but with mature trees, old stone pig Cott. The neighbour has pedestrian access to the rear of their property.

Services:

Mains water and electricity. Private drainage.

Tenure:

Freehold.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Planning:

No planning enquiries have been made.

Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Vendors Solicitors:

Harrison Clark Rickerbys, Hereford

Tel: 01432 349703

Email: Jmayglothling@hcrlaw.com

Directions:

From Hereford proceed in a Southerly direction along the A49 turning left after approximately 5 miles at the top of the Callow signposted Kings Thorn. Turn left again after approximately three quarters of a mile opposite a wooden bus shelter signposted Little Birch. Continue to the bottom of Barrack Hill turning right. Proceed along this road for approximately 1 mile, ignoring the right hand turn to Little Birch Church. Follow the road around to the left and downhill and take the next right turn steeply up a bank where the property will be seen on the left just before a sharp left bend.

Viewing:

Strictly through the selling Agents.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when viewing the property. Neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice:

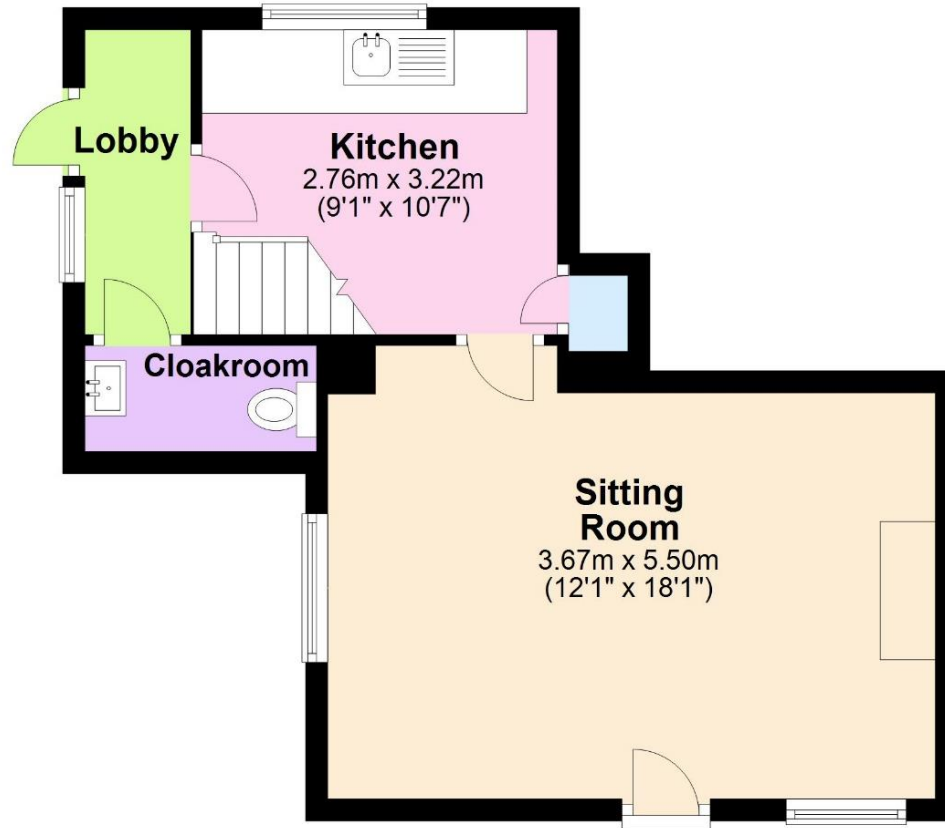
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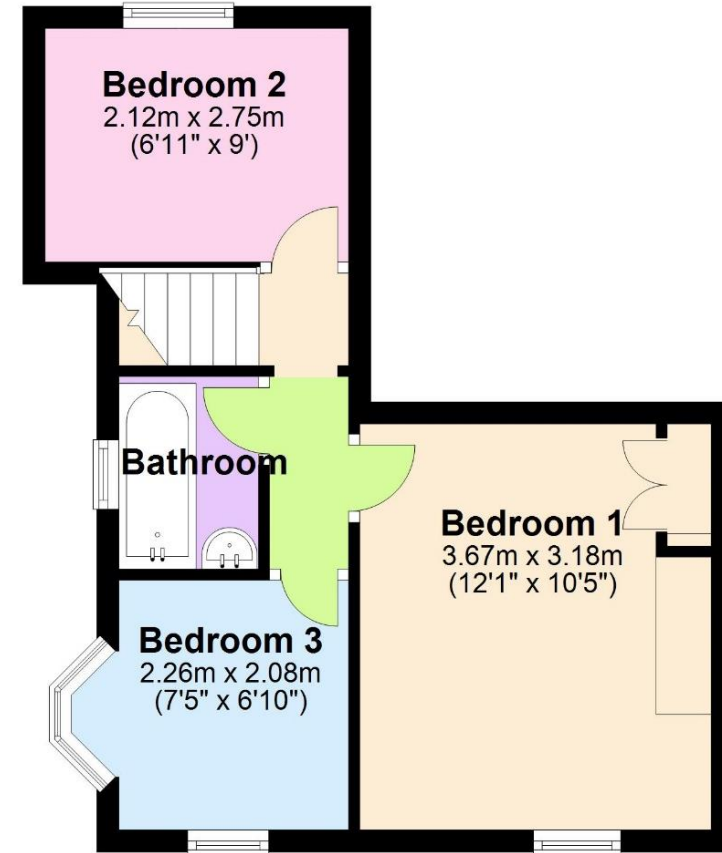
Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.4 sq. feet)



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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