



Withymoor St. Owens Cross, Hereford, HR2 8LL



Sunderlands
Residential Rural Commercial



**Withymoor
St Owens Cross
Hereford
HR2 8LL**

Summary of Features

- Detached four bed property
- Rural location
- 1.4 acres of ground including woodland, spring-fed pond and stream
- Three reception rooms
- In need of modernising and updating
- Triple glazing throughout
- Extensive outbuildings
- No onward chain

**Offers In The Region Of
£450,000**

Nestled in a rural position just a short distance away from St. Owens Cross, Hereford, this charming detached house offers a unique opportunity for those seeking a rural retreat. Set within an expansive 1.4 acres of picturesque grounds, which include a delightful woodland and a serene pond, this property is perfect for nature lovers and those desiring a peaceful lifestyle. The house boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. With four well-proportioned bedrooms, it is ideal for families or those wishing to accommodate guests. While the property is in need of updating and modernising, it presents a blank canvas for potential buyers to create their dream home. The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into this idyllic setting. This property is a rare find, combining generous living space with the beauty of nature, making it an excellent investment for those looking to embrace a more tranquil way of life. Don't miss the chance to make this house your home.

Location

Withymoor is located on the outskirts of the quiet hamlet of St Owen's Cross Herefordshire, and 6 miles West of the market town of Ross-on-Wye. Ross has a variety of most attractive period buildings and has a good range of shops, cafés, schools, sporting and cultural amenities. 12 miles North is the cathedral city of Hereford. The Forest of Dean nearby is renowned for its biking and outdoor activities including canoeing and rowing on the river Wye. Hay on Wye, 45 minutes away hosts the world famous annual literary festival. The M50 lies roughly 6 miles away which takes you North towards the Midlands and Birmingham International Airport and the A40 South towards Bristol Airport, and South Wales.

Accommodation

Sun room

The Sun room serves as the main entrance to the property, welcoming guests and setting the tone for the home. Opening out onto the front, it offers pleasant views of the garden and also provides direct access to the central areas of the house, making it both functional and inviting.

Hallway

The hallway serves as the central spine of the property, providing direct access to the main principal rooms. It connects the living room, kitchen and dining area.

WC

Fitted with a low level WC and wash hand basin. Space for storing shoes and hanging coats. Obscure side aspect window

Kitchen

The kitchen is fitted with generous wall and base units, a double drainer sink unit positioned beneath a large side-aspect window that allows plenty of natural light. There is ample space for free-standing appliances, and the layout includes convenient access to the utility room.

Utility

The utility room provides access to the outside via a rear door. It is fitted with counter worktops along one side, offering space beneath for free-standing white goods such as a washing machine or dryer. A sink with a drainer unit is also installed within the worktop, providing convenient washing and cleaning facilities.

Dining room

The dining room serves as the central hub of the house, seamlessly connecting the kitchen and living room to create a natural flow for daily living and entertaining. A front aspect window provides ample natural light, while stairs rise to the first floor with a convenient storage cupboard beneath. The room features a stone surround fireplace with woodburning stove and there's ample space for dining furniture to accommodate gatherings and family meals.

Living room

The living room is a standout feature of the property, boasting a bright and airy feel with triple aspect windows, including a charming bay window to the front that floods the space with natural light. An open fireplace with a stone surround adds character and warmth, while there's ample room for comfortable lounge furniture, making it a perfect space to relax or entertain.

First floor

Bedroom one & en-suite

A double bedroom with front and side aspect windows. Walk in wardrobe space and access to the en-suite. The en-suite is fitted with a bath tub, low level WC and wash hand basin. Window to the rear aspect.

Bedroom two

Another double bedroom, with front aspect window and fitted wardrobes.



Bedroom three

A single bedroom with front aspect window and space for freestanding wardrobes.

Bedroom four

A compact single bedroom with fitted wardrobes and side aspect window. This room would lend itself as a home office.

Bathroom

Fitted with a bath tub, low level WC and wash hand basin. Window to the rear aspect.

Outbuildings and garage

The property benefits from a versatile range of outbuildings, including a garage, storeroom, garden room, fuel store, and garden shed. Both the storeroom and garden room are fitted with heating, cavity walls, and roof lights, ensuring year-round comfort and usability. The garden room, complete with French windows opening onto views of the pond, creates an inviting and light-filled space. These buildings offer excellent potential for a variety of uses—whether as hobby rooms, a home gym, or even a small business base with a dedicated office. Given the proximity to essential services, the installation of drainage and running water could be achieved with relative ease, further enhancing their flexibility.

Outside

The outdoor space is a standout feature of the property, set within approximately 1.4 acres of beautiful grounds. To the north, mature woodland attracts a variety of wildlife, offering a tranquil, natural setting. The formal garden, mainly laid to lawn, features a picturesque spring-fed pond and a charming stream that runs along the boundary. A dedicated area includes a greenhouse and raised beds, ideal for gardening enthusiasts, while an array of colourful trees, shrubs, and plants adds year-round interest and vibrant appeal.

Agents notes

A public footpath runs from the the front gate along the west fence of the property and exits in the northwest corner.

Services

We understand mains water and electric are connected to the property.

Private drainage.

Herefordshire council tax band - F

Tenure - Freehold







Directions

Leave Hereford City travelling south on the A49 and after approximately 10 miles (after passing through the village of Harewood End) take the right hand turn onto the A4137 signposted Symonds Yat and Monmouth. Continue along this road for just under 2 miles taking the right hand turn at St Owen’s Cross onto the B4521. Follow this road for approximately 1 mile and the property can be located on the right hand side as indicated by the agents directional board. What3words: ///sampled.asked.grass



Total area: approx. 123.5 sq. metres (1329.8 sq. feet)

Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.