



Clay Pitts House
Much Birch | Hereford | Herefordshire | HR2 8HX



Step inside

Clay Pitts House

Situated along a private lane on the outskirts of Much Birch village, Clay Pitts House is a delightful detached period home, offering a wealth of fantastic features. The internal accommodation is well proportioned, with a generous ground floor layout comprising a spacious kitchen-diner, a garden room, living room, study, utility room and boot room. To the first floor are four double bedrooms, two with en-suites, and a family bathroom.

The property enjoys a generous plot amounting to just under half an acre. Comprised of beautifully maintained gardens with a huge array of plants, a decking area with views, parking and a double garage.

Much Birch is a much sought-after village roughly halfway between the market town of Ross on Wye and the cathedral city of Hereford. There are plenty of amenities on offer, including a doctors surgery, a highly regarded country pub in Much Birch and garage in Wormelow and bus stops. The village of Kingsthorpe which is connected to Much Birch has a primary school, and there is a well-stocked village store and post office in Wormelow, just a mile or so down the road.

The front door leads into the entrance hallway, with staircase to the first floor galleried landing, exposed stone walls to one side, understairs storage and a door leading into the adjoining double garage.

The kitchen-dining room is very spacious, and features attractive beams to the ceiling, a four oven oil fired Aga set within a brick surround, double electric Neff oven, recently fitted integrated dishwasher, granite worksurfaces and oak units. A door from the dining area leads into a boot room and adjoining utility room with plumbing for washing machine and outlet for tumble dryer and also houses the Worcester Bosch LPG central heating boiler, both rooms offer access outside.

The garden room is another very appealing feature of the ground floor, being generous in size with high vaulted ceilings and a lovely outlook over the rear gardens.

The garden room leads through to the sitting room, which boasts a woodburning stove set within a stone fireplace, beams to the ceiling and three windows to the side aspect.

There is a very useful home study to the ground floor, which is large enough for two desks, with plenty of storage space as well. Cloakroom with W.C. and wash hand basin.

The first floor galleried landing overlooks the entrance hallway and has a feature electric remote Velux window. From the landing is access to four double bedrooms and a family bathroom. The master bedroom is a very generous size, with window to front aspect having spectacular views, walk in dressing area with fitted wardrobes and an en-suite with shower cubicle with recently fitted power shower, wash basin and W.C.



There are three additional double bedrooms, one with en-suite with power shower, and all benefitting from pleasant views, as well as a family bathroom with power shower.

STEP OUTSIDE:

The property enjoys beautifully presented gardens, which have been carefully managed and improved by the current owners, with a plot amounting to just under half an acre in total. There are areas of lawn, enclosed by well stocked beds, with a beautiful array of shrubs, trees and flowering plants, various fruit trees.. Separate potting shed, Greenhouse and two purpose built sheds with storage lean-to's to each end. There are four outside taps with outside sink unit and two outside double electric sockets.

A set of steps leads up from the patio to a newly laid decking area, with space and footings to support a hot tub, offering unbeatable panoramic views over South Herefordshire countryside.

To the front of the property is a gated driveway with parking for numerous vehicles, as well as a double garage with power, light and a rear access door as well as twin electric remote opening doors. Useful loft storage access above. There is also an outside tap and two outside electrical sockets.







Step outside

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DIRECTIONS

From Ross, head north along the A49 towards Hereford. As you approach the village of Much Birch, you will see the Axe & Cleaver pub on your left hand side. Turn right directly opposite into Holly Bush Lane. Continue to the T junction and turn right. Take the next right hand turning and the property can be found shortly afterwards on the left hand side.



Approximate Gross Internal Area 276 Sq M/2971 Sq Ft



Ground Floor

First Floor

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.

Postcode: HR2 8HX | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Gas LPG | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F	44	
(1-40)	G		
Not energy efficient - higher running costs			
England & Wales			
			76
			44
EU Directive 2002/91/EC			



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