



Upper House

Little Birch | Hereford | Herefordshire | HR2 8BA

FINE & COUNTRY



Step inside

Upper House

Guide price £850,000

Situated close to the peaceful village of Kingsthorpe near to total seclusion amongst the rolling green landscapes of South Herefordshire. This beautiful Grade II listed four double bedroom home offers a wealth of character, with a tastefully rustic interior finish and generous grounds offering unbeatable views towards May Hill and the Wye Valley. This traditional stone built house sits perfectly within its surroundings, and enjoys a unique and very appealing interior aesthetic, having been thoughtfully designed and carefully finished throughout by the current architect-owner.

There has clearly been much sympathy and thought given to maintaining and enhancing the original features of the house, whilst at the same time offering some more contemporary details.

The grounds extend to approximately 2.25 acres in total, comprising areas of sweeping meadow with numerous paths winding through, and dotted with an array of specimen trees, mostly native. The property is surrounded by Duchy of Cornwall land and Aconbury Woods accessible via its own stile. The Barn was believed to be the saw mill for the woods.

Kingsthorpe is a village situated just a few miles south of the cathedral city of Hereford, and enjoys access to a range of amenities, with a primary school, two pub-restaurants and a doctors surgery in the nearby village of Much Birch.

There is a fantastic array of schooling (The Steiner Academy and Hereford Cathedral are both just a few miles drive away), shopping and leisure facilities available in Hereford city itself, as well as a wonderful selection of countryside walks on the doorstep.

Step inside

As you step through a covered open fronted porch into an entrance hallway, you're immediately greeted by the property's old world charm and character. Here, you have access to a ground floor cloak room with W.C and wash basin.

The ground floor offers one of the double bedrooms, with window to front aspect, corner recess with shelving, storage cupboard and a door leading outside.

To the other end of the entrance hallway, you enter a delightful cosy snug, with a beautiful stone fireplace and impressive flagstone flooring, with a window looking out to the front garden and a staircase to the first floor.

A small set of steps leads up from the snug into a delightfully designed kitchen, featuring 3 sets of glazed double doors, which open up outside to a tranquil courtyard garden, making this an ideal space for entertaining guests.



The kitchen itself is bespoke designed, with a rustic yet trendy feel, and features terracotta floor tiling, reclaimed brick units with pine doors and Welsh slate worktop. Appliances and fixtures include an integrated oven, hob, dishwasher and stainless steel sink, and there is plenty of space for a large dining table.

From the kitchen, another set of steps leads up to a bathroom and a separate shower room, both with quarry tiled floor and glazed mosaic walls. There is also a boiler room containing the boiler and fitted shelving.

From here, you enter one of the most impressive sections of the house, a grand reception room within an original barn building, with a high vaulted ceiling, exposed stone walls, a woodburning stove, floorboards and two pairs of double doors leading outside to the rear of the property, two further pairs of French doors opening onto the courtyard.

This incredible space offers so many potential uses, whether as a games room, formal dining room or an entertaining space.

Stairs lead to a good sized gallery style bedroom, which overlooks the reception room below, and features exposed stone walls with Double doors opening up to a Juliette balcony. This room would also make an ideal home office if required.

To the first floor at the other end of the house, you have two further double bedrooms, one of which has a cast iron feature fireplace, and both looking out towards the front gardens.







Step outside

Upper House

The grounds of Upper House Farmhouse are magnificent, with approximately 2.25 acres in total, with sweeping meadows and pathways meandering throughout offering potential for a small-holding or paddock. There is also a levelled games area. Particular points of interest include a small but carefully tended garden area directly to the front of the property with a covered seating area-open porch, a spring fed pond and a timber gazebo located towards the top of the plot, offering stunning views over the surrounding countryside.

An enclosed courtyard area sits directly outside the kitchen, offering a tranquil, private seating area with brick built bbq area, as well as plenty of space table and chairs.

To the rear of the house, adjoining the barn section is an open cart shed, offering a very useful storage space or workshop, and access to an implement store. This area offers potential for additional accommodation, subject to the relevant planning permission.

The land is dotted with a fabulous array of native trees, to include oak, beech, hornbeam, willow and birch, as well as an area of fruit trees. Aconbury Woods is located just behind the property, offering some delightful walking opportunities.

The property is set far back within its plot, away from the lane, and a 200m stone track winds up through the meadows, leading to an area for parking adjacent to the house.

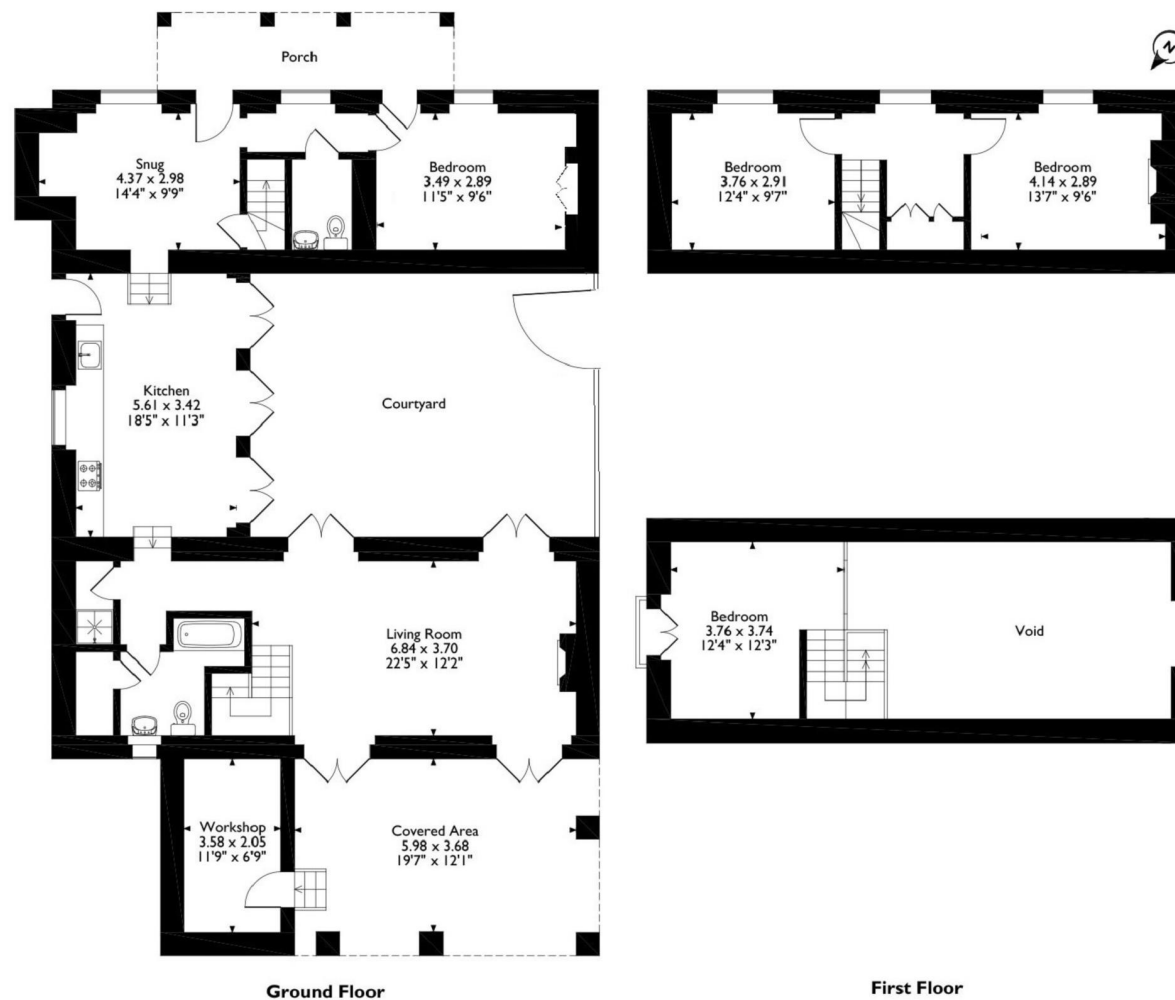
Agents Note: There is a right of access across the lower part of the site for the Duchy of Cornwall to enter their adjoining meadows which is rarely used.

DIRECTIONS

Leave Ross-on-Wye on the A49 heading towards Hereford, proceed for approximately 10 miles and turn right towards Kingsthorpe, follow the road for around a mile and take the next right opposite the bus stop on to The Thorn. Follow this lane for another mile or so up Barrack Hill, past the village Hall and the no speed limit sign, it is the first gated driveway on the left. Alternatively you can take the old Ross to Hereford road via Hoarwithy.



Approximate Gross Internal Area - 150.5 Sq M / 1,620 Sq Ft
Approximate Undercover Areas - 37 Sq M / 399 Sq Ft



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 8BA | Tenure: Freehold | Tax Band: E | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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