



3 The Old Mushroom Farm
Much Birch | Hereford | Herefordshire | HR2 8HY

STEP INSIDE

3 The Old Mushroom Farm

- Beautiful stylish design
- Energy efficient fixtures
- Private village location
- Front and rear gardens
- Bright and spacious rooms
- Garage with studio above

This beautifully appointed and spacious home has been finished to an exceptional standard throughout, thoughtfully designed for modern living. From the moment you step into the welcoming entrance hall, complete with solid oak flooring, recessed LED lighting, and elegant oak banister, you are met with a sense of style and quality that continues throughout the property. A sleek downstairs WC with contemporary vanity unit and steam-proof LED mirror adds practicality with flair.

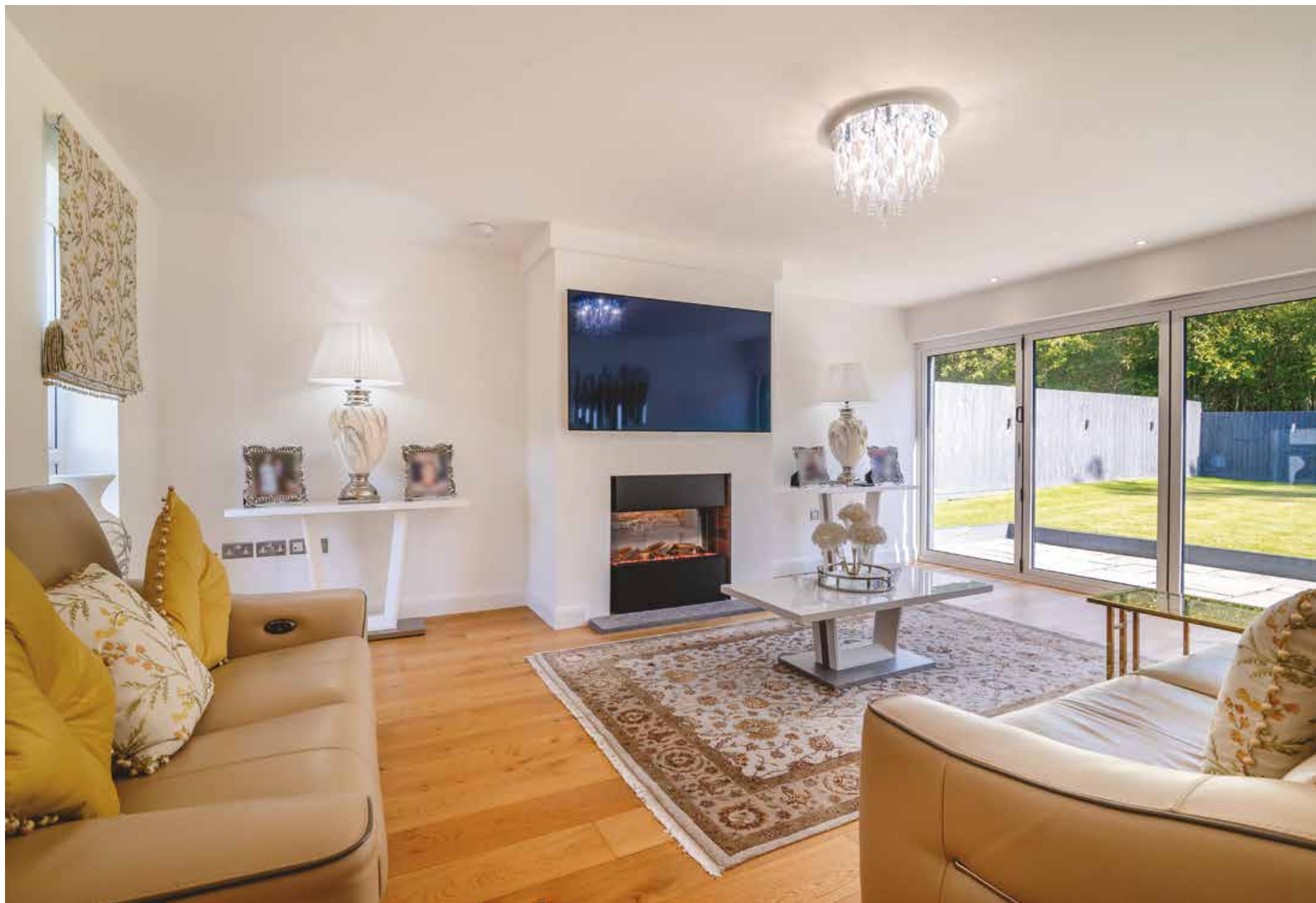
The living room is generous in size and exceptionally bright, featuring a remote-controlled electric fireplace within a stylish surround. Full-width bi-folding doors flood the space with natural light and offer a pleasant outlook over the landscaped garden, creating a seamless indoor/outdoor living experience. Soft neutral tones and ambient lighting enhance the calm atmosphere.

At the heart of the home lies a spectacular open-plan kitchen and dining room, ideal for entertaining and family life. Boasting granite worktops, high-end integrated appliances, including Caple microwave, oven, hob and extractor, Samsung American-style fridge/freezer, Hotpoint dishwasher, and a Caple wine cooler, this kitchen delivers on both form and function. A central island adds workspace, while a ceiling lantern and further bi-folding doors bring in an abundance of light and garden views.

A separate utility room offers additional storage, laundry facilities, and convenient rear garden access.

Upstairs, a bright landing with glass balustrade and striking feature light leads to four beautifully presented bedrooms. The principal suite is a luxurious sanctuary, complete with bespoke wardrobes, skylight windows, and a chic ensuite shower room. Two further generous doubles offer ample storage and style, while a fourth bedroom makes an ideal nursery or home office. The contemporary family bathroom is finished to a high standard with a rain head shower over the bath, vanity storage, and heated towel rail.











STEP OUTSIDE

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The property enjoys a large expanse of lawn to the rear, with fencing to the boundaries and stylish gates to either side allowing access to the front. To the rear of the property over the far boundary is private woodland allowing for privacy, with a beautiful view over countryside to the southern elevation. Accessible from the kitchen and lounge is a good size paved patio area, ideal for entertaining and barbeques in the summer months.

Well-kept lawns can also be found to the front of the property, with a large gated driveway providing plenty of parking space. There is a double garage with electric roller doors, and a first-floor studio above, ideal for use as a home office, gym, or hobbies space.

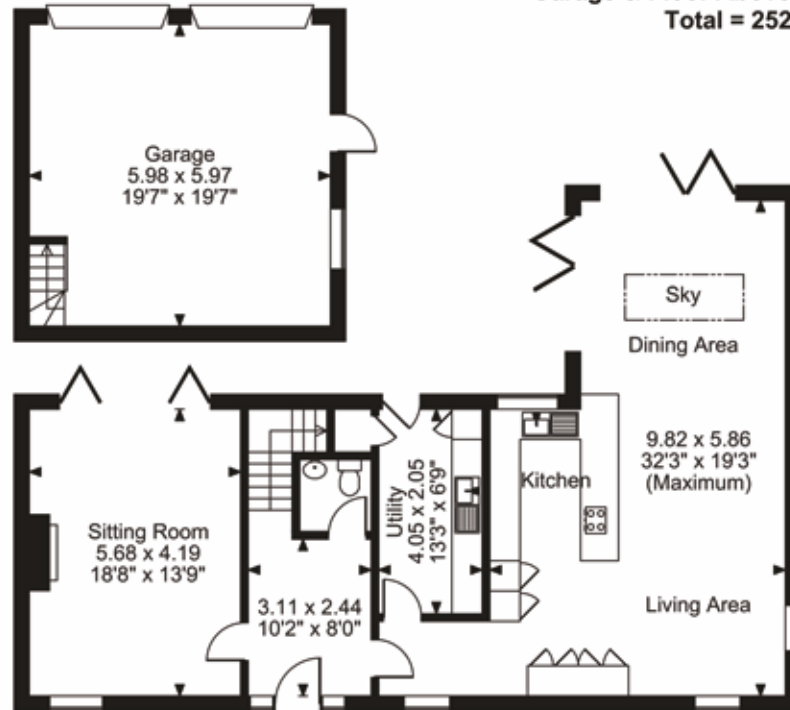
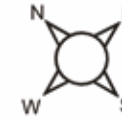
The grounds have been meticulously maintained, and offer a blank canvas for further landscaping and planting of desired flowers and shrubs.

DIRECTIONS W3W

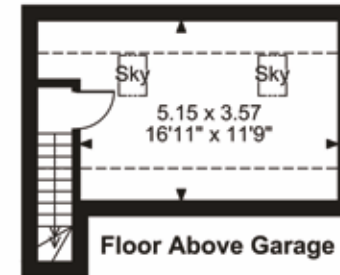
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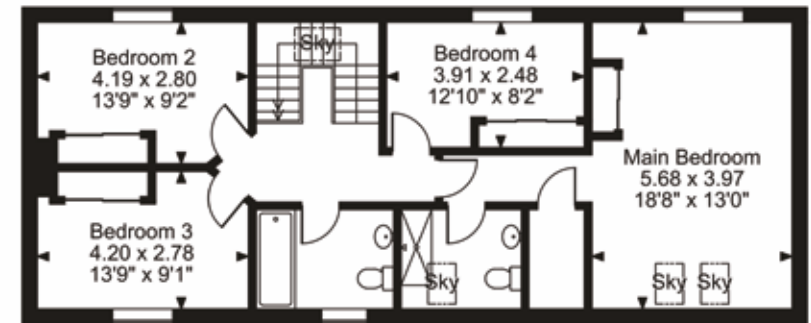
The Old Mushroom Farm, Much Birch, Hereford
Approximate Gross Internal Area
Main House = 1988 Sq Ft/185 Sq M
Garage & Floor Above Garage = 533 Sq Ft/50 Sq M
Total = 2521 Sq Ft/235 Sq M



Ground Floor



Floor Above Garage



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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FINE & COUNTRY

Council Tax Band: F
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 03787696 Registered Office: Manning Stainton Limited, Leigh House, 28-32 St Pauls Street, Leeds, West Yorkshire LS1 2JT. Printed 12.09.2025



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